

Single Family Residence **RESIDENTIAL**

2131 ROSEMONT ST

PLACENTIA, CA 92870

\$1,270,965 TopHap Estimate · \$536 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,370 ft²

LIVING AREA

0.2 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$235,000 · Dec 10, 1996

Est. Owner Equity

\$790,965

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,031 (2025)
Assessed Value	\$400,563
Previous Assessed	\$392,709

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.20
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2013	Quitclaim	Quit Claim Transfer			
Mar 24, 2003	Quitclaim	Quit Claim Transfer			
Oct 17, 2001	Quitclaim	Quit Claim Transfer			
Jun 18, 2001	Recorded document	Grant Deed			
Dec 10, 1996	Resale	Trustees Deed	\$235,000	\$99	\$223K
Dec 10, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Col. J. K. Tuffree Middle School	Middle	7–8	0.4 mi
Sierra Vista Elementary School	Elementary	KG–6	0.4 mi
El Dorado High School	High	9–12	1.1 mi

District: Placentia-Yorba Linda Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------