

Single Family Residence **RESIDENTIAL**

2149 ROSEMONT ST

PLACENTIA, CA 92870

\$1,431,231 TopHap Estimate · \$524 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,729 ft²

LIVING AREA

0.29 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$616,000 · Apr 29, 2013

Est. Owner Equity

\$1,431,231

TAX & ASSESSMENT

Property Tax	\$8,983 (2025)
Assessed Value	\$773,724
Previous Assessed	\$758,553

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.29
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2026	Financing	Mortgage			\$250K
Sep 8, 2023	Financing	Intrafamily Transfer			\$160K
Mar 13, 2013	Resale	Grant Deed	\$616,000	\$226	\$581K
Sep 5, 2003	Quitclaim	Quit Claim Transfer			
Jul 10, 2003	Quitclaim	Quit Claim Transfer			
Jul 10, 2003	Quitclaim	Quit Claim Transfer			\$323K
Jun 18, 2002	Quitclaim	Quit Claim Transfer			
May 28, 2002	Quitclaim	Quit Claim Transfer			
Jul 29, 1998	Quitclaim	Quit Claim Transfer			
Jan 14, 1994	Quitclaim	Quit Claim Transfer			
Jan 14, 1994	Quitclaim	Quit Claim Transfer			
Nov 16, 1993	Quitclaim	Quit Claim Transfer			
Nov 16, 1993	Quitclaim	Quit Claim Transfer			
Jan 31, 1992	Quitclaim	Quit Claim Transfer			\$200K

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	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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