

Single Family Residence **RESIDENTIAL**

5962 RAND ST

BUENA PARK, CA 90621

\$674,830 TopHap Estimate · \$850 / ft² · confidence 94 · as of Jun 23, 2026



2
BEDS

1
BATHS

794 ft²
LIVING AREA

0.17 ac
LOT SIZE

1947
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$675K

\$634K low

\$715K high

Last Sale

\$650,000 · Jan 6, 2025

Est. Owner Equity

\$674,830

TAX & ASSESSMENT

Property Tax	\$5,498 (2025)
Assessed Value	\$752,754
Previous Assessed	\$447,856

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2025	Financing	Intrafamily Transfer			
Dec 11, 2024	Resale	Grant Deed	\$650,000	\$819	
Dec 11, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Oct 7, 2010	Quitclaim	Quit Claim Transfer			
Mar 5, 2010	Quitclaim	Quit Claim Transfer			
Apr 19, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gordon H. Beatty Middle School	Middle	6–8	0.7 mi
James A. Whitaker Elementary School	Elementary	KG–5	0.9 mi
Buena Park High School	High	9–12	1.2 mi

District: Buena Park Elementary 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 90621

81 CRIME INDEX	110 AIR POLLUTION	36,183 POPULATION	\$84K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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