

Condominium

RESIDENTIAL

8309 ROSEMEAD BLVD

PICO RIVERA, CA 90660

\$496,491 TopHap Estimate · \$331 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,498 ft²

LIVING AREA

0.61 ac

LOT SIZE

2002

YEAR BUILT

VALUATION

\$496K

\$458K low

\$535K high

Last Sale

\$235,000 · Jul 15, 2009

Est. Owner Equity

\$269,335

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,306 (2025)
Assessed Value	\$303,326
Previous Assessed	\$297,380

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LOS ANGELES
Lot (acres)	0.61
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2009	Resale	Grant Deed	\$235,000	\$157	\$227K
Dec 6, 2005	Resale	Grant Deed	\$409,000	\$273	\$327K
Aug 2, 2004	Quitclaim	Quit Claim Transfer			\$248K
Mar 28, 2002	Resale	Grant Deed	\$206,500	\$138	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Magee Academy of Arts & Sciences	Elementary	PK–5	0.3 mi
The STEAM Academy @Burke	Middle	6–8	0.8 mi
El Rancho High School	High	9–12	1.7 mi

District: El Rancho 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 90660

54 CRIME INDEX	109 AIR POLLUTION	59,514 POPULATION	\$77K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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