

Single Family Residence **RESIDENTIAL**

9612 TERRADELL ST

PICO RIVERA, CA 90660

\$659,740 TopHap Estimate · \$840 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1

BATHS

785 ft²

LIVING AREA

0.12 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$660K

\$639K low

\$680K high

Last Sale

\$500,000 · Dec 5, 2019

Est. Owner Equity

\$64,640

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,781 (2025)
Assessed Value	\$546,819
Previous Assessed	\$536,098

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Floor/Wall Furnace
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2019	Resale	Grant Deed	\$500,000	\$637	\$491K
Aug 22, 2016	Resale	Grant Deed	\$390,000	\$497	\$383K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Birney Tech Academy	Elementary	KG–5	0.1 mi
The STEAM Academy @Burke	Middle	6–8	0.3 mi
El Rancho High School	High	9–12	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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