

Single Family Residence **RESIDENTIAL**

# 9602 TERRADELL ST

PICO RIVERA, CA 90660

**\$1,115,186** TopHap Estimate · \$462 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,413 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**11**

ROOMS

## VALUATION

**\$1.1M**

\$1.1M low

\$1.1M high

Last Sale

**\$785,000 · Jun 7, 2021**

Est. Owner Equity

**\$344,405**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,654 (2025) |
| Assessed Value    | \$849,707       |
| Previous Assessed | \$833,047       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Floor/Wall Furnace      |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Apr 6, 2021  | Resale            | Grant Deed           | \$785,000 | \$325  | \$771K |
| May 28, 2021 | Financing         | Intrafamily Transfer |           |        |        |
| Nov 13, 2015 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Aug 21, 2015 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Aug 26, 2015 | Resale            | Grant Deed           | \$430,000 | \$178  | \$422K |
| Sep 17, 1971 | Non-arms-length   | Grant Deed           | \$17,500  | \$7    |        |
| Jun 23, 1964 | Recorded document | Grant Deed           |           |        |        |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|