

Condominium

**RESIDENTIAL**

# 8240 RUSH ST

ROSEMEAD, CA 91770

**\$529,256** TopHap Estimate · \$460 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,151 ft<sup>2</sup>**

LIVING AREA

**1.74 ac**

LOT SIZE

**1979**

YEAR BUILT

## VALUATION

**\$529K**

\$510K low

\$549K high

Est. Owner Equity

**\$486,806**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,580 (2025) |
| Assessed Value    | \$173,719      |
| Previous Assessed | \$170,313      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| Style         | Condo/Apartment    |
| County        | LOS ANGELES        |
| Construction  | Wood (Unspecified) |
| Heating       | Central            |
| Cooling       | Central            |
| Pool          | Yes                |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|-------|--------------------|------|
| Jul 2, 1997 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Rice (Eldridge) Elementary School     | Elementary | KG–6   | 0.2 mi   |
| Temple (Roger W.) Intermediate School | Middle     | 7–8    | 0.6 mi   |
| San Gabriel High School               | High       | 9–12   | 3.1 mi   |

District: Garvey 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 91770

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>57,788</b><br>POPULATION | <b>\$63K</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> |
|-----------|-----------------------|