

Condominium

RESIDENTIAL

8260 RUSH ST

ROSEMEAD, CA 91770

\$563,538 TopHap Estimate · \$586 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

2

BATHS

962 ft²

LIVING AREA

1.74 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

\$564K

\$468K low

\$659K high

Last Sale

\$557,500 · Mar 10, 2026

Est. Owner Equity

\$34,019

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,809 (2025)
Assessed Value	\$187,775
Previous Assessed	\$184,094

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 ²	LOAN
Feb 11, 2026	Resale	Grant Deed	\$557,500	\$580	\$418K
Oct 6, 2025	Resale	Grant Deed	\$416,000	\$432	\$333K
Jan 14, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Oct 29, 2024	Financing	Transfer On Death Deed			
Mar 25, 1998	Quitclaim	Quit Claim Transfer			
Mar 15, 1994	Recorded document	Mortgage			

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

57 CRIME INDEX	109 AIR POLLUTION	57,788 POPULATION	\$63K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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