

Quadplex (4 Units, Any Combination)

RESIDENTIAL

8251 ROSEMEAD BLVD

PICO RIVERA, CA 90660



10

BEDS

8

BATHS

5,888 ft²

LIVING AREA

0.27 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

Last Sale

\$1,400,000 · Oct 19, 2023

TAX & ASSESSMENT

Property Tax	\$21,330 (2025)
Assessed Value	\$1,428,000
Previous Assessed	\$1,400,000

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
Style	Quadraplex
County	LOS ANGELES
Lot (acres)	0.27
Construction	Wood (Unspecified)
Cooling	Refrigerator
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2023	Resale	Grant Deed	\$1,400,000	\$238	
Mar 23, 2023	Financing	Intrafamily Transfer			
Nov 7, 2022	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			
Oct 12, 2001	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Absentee owner
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