

Single Family Residence **RESIDENTIAL**

8918 ROSEHEDGE DR

PICO RIVERA, CA 90660

\$623,192 TopHap Estimate · \$622 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,002 ft²

LIVING AREA

0.13 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$623K

\$586K low

\$661K high

Last Sale

\$125,000 · May 5, 1998

Est. Owner Equity

\$443,442

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,513 (2025)
Assessed Value	\$199,564
Previous Assessed	\$195,652

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Window A/C
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2010	Quitclaim	Quit Claim Transfer			\$61K
Mar 1, 2007	Quitclaim	Quit Claim Transfer			
Mar 2, 2007	Recorded document	Grant Deed			
May 5, 1998	Resale	Grant Deed	\$125,000	\$125	\$119K
Oct 2, 1997	Non-arms-length	Trustees Deed	\$86,800	\$87	
May 23, 1995	Resale	Grant Deed	\$145,000	\$145	\$138K
Dec 9, 1994	Non-arms-length	Grant Deed	\$100,000	\$100	
May 23, 1994	Non-arms-length	Trustees Deed	\$75,988	\$76	
Jul 23, 1993	Recorded document	Grant Deed			
May 27, 1992	Non-arms-length	Grant Deed	\$153,500	\$153	
Jun 16, 1988	Resale	Grant Deed	\$99,500	\$99	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rio Vista Elementary School	Elementary	KG–5	0.5 mi
El Rancho High School	High	9–12	0.7 mi

Rivera Middle School

Middle

6–8

1.3 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

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

OWNERSHIP

Occupancy

Owner occupied