

Single Family Residence **RESIDENTIAL**

# 9458 ROSEHEDGE DR

PICO RIVERA, CA 90660

**\$526,669** TopHap Estimate · \$667 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**790 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$527K**

\$512K low

\$542K high

Last Sale

**\$129,000 · Jun 24, 1996**

Est. Owner Equity

**\$442,669**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,576 (2025) |
| Assessed Value    | \$214,271      |
| Previous Assessed | \$210,071      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jun 24, 1996 | Resale          | Grant Deed          | \$129,000 | \$163              | \$89K  |
| Dec 7, 1995  | Non-arms-length | Trustees Deed       | \$119,555 | \$151              |        |
| Dec 22, 1989 | Resale          | Trustees Deed       | \$140,000 | \$177              | \$105K |
| Dec 22, 1989 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Dec 22, 1989 | Resale          | Trustees Deed       | \$140,000 | \$177              |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| South Ranchito Dual Language Academy | Elementary | KG–5   | 0.4 mi   |
| El Rancho High School                | High       | 9–12   | 0.6 mi   |
| North Park Academy of the Arts       | 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|