

Single Family Residence **RESIDENTIAL**

# 9534 TERRADELL ST

PICO RIVERA, CA 90660

**\$843,295** TopHap Estimate · \$682 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,237 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$843K**

\$823K low

\$863K high

Last Sale

**\$511,000 · Jun 25, 2018**

Est. Owner Equity

**\$334,557**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,377 (2025) |
| Assessed Value    | \$588,675      |
| Previous Assessed | \$577,133      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 31, 2018 | Resale            | Grant Deed           | \$511,000 | \$413              | \$511K |
| May 31, 2018 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Sep 27, 2017 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Nov 18, 2014 | Resale            | Grant Deed           | \$375,000 | \$303              |        |
| Nov 21, 2014 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jul 29, 2009 | Resale            | Grant Deed           | \$280,000 | \$226              | \$224K |
| Jul 21, 2006 | Financing         | Intrafamily Transfer |           |                    | \$396K |
| Jun 16, 2003 | Quitclaim         | Quit Claim Transfer  |           |                    | \$237K |
| Apr 28, 2000 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jul 30, 1999 | Resale            | Trustees Deed        | \$142,000 | \$115              | \$135K |
| Jul 30, 1999 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Feb 12, 1999 | Recorded document | Grant Deed           |           |                    |        |
| Apr 14, 1998 | Non-arms-length   | Trustees Deed        | \$160,783 | \$130              |        |
| Nov 7, 1995  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 15, 1995 | Resale            | Grant Deed           | \$155,000 | \$125              | \$150K |

Jun 27, 1989      Quitclaim      Quit Claim Transfer      \$102K

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Birney Tech Academy      | Elementary | KG–5   | 0.1 mi   |
| The STEAM Academy @Burke | Middle     | 6–8    | 0.3 mi   |
| El Rancho High School    | High       | 9–12   | 1.8 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<br>CRIME INDEX | 109<br>AIR POLLUTION | 59,514<br>POPULATION | \$77K<br>MEDIAN IN-COME | 65°F<br>AVG TEMP | 73%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

Occupancy      Owner occupied