

Condominium

RESIDENTIAL

8312 RUSH ST

ROSEMEAD, CA 91770

\$560,154 TopHap Estimate · \$636 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

881 ft²

LIVING AREA

8.24 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$560K

\$532K low

\$589K high

Last Sale

\$505,000 · Sep 16, 2022

Est. Owner Equity

\$80,404

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$6,748 (2025)
Assessed Value	\$525,401
Previous Assessed	\$515,100

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	LOS ANGELES
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2022	Resale	Grant Deed	\$505,000	\$573	\$480K
Nov 7, 2016	Resale	Grant Deed	\$345,000	\$392	\$189K
Oct 10, 2006	Resale	Grant Deed	\$370,000	\$420	\$296K
Feb 13, 2006	Resale	Grant Deed	\$325,000	\$369	\$65K
Aug 30, 1993	Quitclaim	Quit Claim Transfer			\$47K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rice (Eldridge) Elementary School	Elementary	KG–6	0.1 mi
Temple (Roger W.) Intermediate School	Middle	7–8	0.6 mi
San Gabriel High School	High	9–12	3.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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