

Single Family Residence **RESIDENTIAL**

8345 TERRADELL ST

PICO RIVERA, CA 90660

\$558,536 TopHap Estimate · \$660 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

846 ft²

LIVING AREA

0.13 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$559K

\$502K low

\$615K high

Last Sale

\$130,000 · Sep 30, 1998

Est. Owner Equity

\$171,836

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,761 (2025)
Assessed Value	\$58,608
Previous Assessed	\$57,460

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
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2015	Financing	Intrafamily Transfer			\$260K
Sep 30, 1998	Non-arms-length	Grant Deed	\$130,000	\$154	\$124K
Mar 24, 1994	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Magee Academy of Arts & Sciences	Elementary	PK–5	0.6 mi
The STEAM Academy @Burke	Middle	6–8	1.0 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 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	Owner occupied
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