

Condominium

RESIDENTIAL

8260 RUSH ST

ROSEMEAD, CA 91770

\$532,651 TopHap Estimate · \$463 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,151 ft²

LIVING AREA

1.74 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$533K

\$502K low

\$563K high

Last Sale

\$220,000 · Aug 7, 2003

Est. Owner Equity

\$306,651

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,356 (2025)
Assessed Value	\$312,773
Previous Assessed	\$306,641

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LOS ANGELES
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2003	Resale	Grant Deed	\$220,000	\$191	\$176K
May 11, 1999	Quitclaim	Quit Claim Transfer			
Apr 7, 1994	Resale	Grant Deed	\$126,500	\$110	\$101K
Mar 30, 1990	Resale	Grant Deed	\$155,000	\$135	\$27K
Dec 16, 1988	Resale	Grant Deed	\$120,500	\$105	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rice (Eldridge) Elementary School	Elementary	KG–6	0.2 mi
Temple (Roger W.) Intermediate School	Middle	7–8	0.6 mi
San Gabriel High School	High	9–12	3.1 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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