

Condominium

RESIDENTIAL

8260 RUSH ST

ROSEMEAD, CA 91770

\$614,464 TopHap Estimate · \$534 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,151 ft²

LIVING AREA

1.74 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

\$614K

\$591K low

\$638K high

Last Sale

\$301,000 · Jun 21, 2013

Est. Owner Equity

\$328,514

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,975 (2025)
Assessed Value	\$370,649
Previous Assessed	\$363,382

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2013	Resale	Grant Deed	\$301,000	\$262	\$226K
Jan 17, 2003	Resale	Grant Deed	\$188,000	\$163	\$142K
May 21, 2001	Resale	Grant Deed	\$153,500	\$133	\$149K
Dec 18, 1998	Quitclaim	Quit Claim Transfer			
Mar 27, 1997	Quitclaim	Quit Claim Transfer			
Sep 5, 1996	Quitclaim	Quit Claim Transfer			
Nov 14, 1989	Resale	Grant Deed	\$148,500	\$129	\$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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