

Condominium

RESIDENTIAL

8260 RUSH ST

ROSEMEAD, CA 91770

\$578,201 TopHap Estimate · \$502 / 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

\$578K

\$555K low

\$602K high

Last Sale

\$445,000 · Oct 7, 2020

Est. Owner Equity

\$244,451

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,411 (2025)
Assessed Value	\$481,679
Previous Assessed	\$472,235

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
Sep 16, 2020	Resale	Grant Deed	\$445,000	\$387	\$334K
Jul 11, 2013	Financing	Intrafamily Transfer			\$348K
Dec 16, 2011	Financing	Intrafamily Transfer			\$115K
Aug 29, 2002	Quitclaim	Quit Claim Transfer			
Jun 5, 2001	Quitclaim	Quit Claim Transfer			
Jun 1, 2000	Resale	Grant Deed	\$133,000	\$116	\$120K
Feb 26, 1997	Recorded document	Grant Deed			
Apr 18, 1996	Quitclaim	Quit Claim Transfer			
May 5, 1993	Quitclaim	Quit Claim Transfer			\$103K
Jul 6, 1989	Quitclaim	Quit Claim Transfer	\$10,000	\$9	
Jan 3, 1989	Resale	Grant Deed	\$115,000	\$100	\$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	Absentee owner
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