

Single Family Residence **RESIDENTIAL**

# 9108 ROSEHEDGE DR

PICO RIVERA, CA 90660

**\$671,161** TopHap Estimate · \$569 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,180 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$671K**

\$627K low

\$715K high

Last Sale

**\$163,000 · Apr 24, 2000**

Est. Owner Equity

**\$280,161**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,127 (2025) |
| Assessed Value    | \$250,496      |
| Previous Assessed | \$245,585      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Feb 24, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Mar 22, 2005 | Financing | Grant Deed           |           |                    | \$100K |
| Apr 24, 2000 | Resale    | Grant Deed           | \$163,000 | \$138              | \$162K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| South Ranchito Dual Language Academy | Elementary | KG–5   | 0.4 mi   |
| El Rancho High School                | High       | 9–12   | 0.6 mi   |
| North Park Academy of the Arts       | Middle     | 6–8    | 1.3 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>54</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>59,514</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|