

Planned Unit Development (Pud)

RESIDENTIAL

12417 RALEIGH CT

PORTER RANCH, CA 91326

\$1,541,098 TopHap Estimate · \$453 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,405 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$1.5M

\$1.5M low

\$1.6M high

Last Sale

\$1,060,000 · Aug 26, 2020

Est. Owner Equity

\$1,541,098

TAX & ASSESSMENT

Property Tax

\$326 (2025)

Assessed Value

\$1,147,374

Previous Assessed

\$1,124,878

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	LOS ANGELES
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2020	Resale	Grant Deed	\$1,060,000	\$311	
Dec 21, 2012	Quitclaim	Quit Claim Transfer			
Jun 23, 2010	Quitclaim	Quit Claim Transfer			\$645K
Mar 18, 2009	Quitclaim	Quit Claim Transfer			
Jun 4, 2009	Quitclaim	Quit Claim Transfer			\$650K
Jan 19, 2007	Quitclaim	Quit Claim Transfer			
Jan 3, 2007	Resale	Grant Deed	\$1,019,000	\$299	\$669K
Oct 9, 2006	Quitclaim	Quit Claim Transfer			
Apr 12, 2006	Financing	Intrafamily Transfer			\$835K
Apr 15, 2003	Quitclaim	Quit Claim Transfer			
Jun 15, 2001	Resale	Grant Deed	\$588,500	\$173	\$471K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Porter Ranch Community School	Elementary	KG–8	0.5 mi
Chatsworth Charter High School	High	9–12	2.8 mi

District: Los Angeles 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.

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 NEIGHBORHOOD · ZIP 91326

53 CRIME INDEX	111 AIR POLLUTION	36,139 POPULATION	\$133K MEDIAN IN-COME	63°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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