

Single Family Residence **RESIDENTIAL**

20414 ROSCOE BLVD

WINNETKA, CA 91306

\$872,842 TopHap Estimate · \$501 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,741 ft²

LIVING AREA

0.2 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$873K

\$830K low

\$915K high

Last Sale

\$870,000 · Oct 31, 2025

Est. Owner Equity

\$89,842

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,598 (2025)
Assessed Value	\$436,860
Previous Assessed	\$428,295

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2025	Resale	Grant Deed	\$870,000	\$500	\$783K
Aug 20, 2018	Quitclaim	Quit Claim Transfer			
Aug 20, 2018	Financing	Intrafamily Transfer			\$358K
Apr 17, 2014	Quitclaim	Quit Claim Transfer			
Nov 4, 2013	Resale	Grant Deed	\$350,000	\$201	\$245K
Jan 19, 2005	Resale	Grant Deed	\$536,000	\$308	\$429K
May 10, 2004	Non-arms-length	Grant Deed	\$503,000	\$289	\$388K
Aug 6, 1997	Non-arms-length	Trustees Deed	\$145,500	\$84	\$134K
Aug 6, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunny Brae Avenue Elementary School	Elementary	KG–5	0.5 mi
John A. Sutter Middle School	Middle	6–8	1.2 mi
Cleveland Charter High School	High	9–12	1.7 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.

NEIGHBORHOOD · ZIP 91306

76 CRIME INDEX	117 AIR POLLUTION	45,234 POPULATION	\$78K MEDIAN IN-COME	64°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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