

Condominium

RESIDENTIAL

8436 WINNETKA AVE

WINNETKA, CA 91306

\$529,764 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,482 ft²

LIVING AREA

6.29 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$530K

\$508K low

\$552K high

Last Sale

\$400,000 · Apr 11, 2017

Est. Owner Equity

\$279,764

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,862 (2025)
Assessed Value	\$464,228
Previous Assessed	\$455,126

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2017	Resale	Grant Deed	\$400,000	\$270	
Oct 18, 2007	Resale	Grant Deed	\$380,000	\$256	\$276K
Jun 25, 2007	Non-arms-length	Trustees Deed	\$305,400	\$206	
Mar 31, 1999	Resale	Grant Deed	\$144,500	\$98	\$144K
Oct 18, 1994	Resale	Trustees Deed	\$133,000	\$90	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.3 mi
Cleveland Charter High School	High	9–12	1.3 mi
John A. Sutter Middle School	Middle	6–8	1.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------