

Condominium

RESIDENTIAL

20645 ROSCOE BLVD

WINNETKA, CA 91306

\$605,904 TopHap Estimate · \$382 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,586 ft²

LIVING AREA

2.49 ac

LOT SIZE

1981

YEAR BUILT

VALUATION

\$606K

\$585K low

\$627K high

Est. Owner Equity

\$505,904

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,568 (2025)
Assessed Value	\$281,606
Previous Assessed	\$276,085

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	\$/FT ²	LOAN
Sep 5, 2024	Financing	Intrafamily Transfer			
Sep 5, 2024	Financing	Intrafamily Transfer			
Dec 18, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK-5	0.4 mi
John A. Sutter Middle School	Middle	6-8	1.4 mi
Chatsworth Charter High School	High	9-12	2.2 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	Absentee owner
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