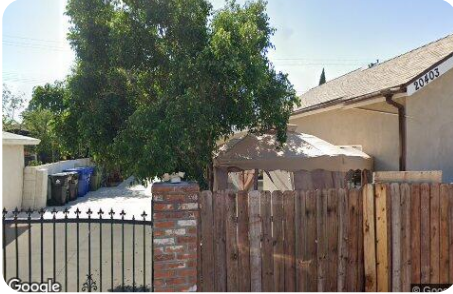


Single Family Residence **RESIDENTIAL**

20401 ROSCOE BLVD

WINNETKA, CA 91306

\$675,018 TopHap Estimate · \$344 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

1,960 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$675K

\$618K low

\$732K high

Last Sale

\$375,000 · Nov 25, 2015

Est. Owner Equity

\$160,018

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,064 (2025)
Assessed Value	\$647,101
Previous Assessed	\$634,413

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2021	Financing	Intrafamily Transfer			\$515K
Oct 16, 2015	Resale	Grant Deed	\$375,000	\$191	\$281K
Jul 31, 2009	Recorded document	Grant Deed			
Jan 29, 2008	Quitclaim	Quit Claim Transfer			
Jan 29, 2008	Quitclaim	Quit Claim Transfer			
Dec 5, 2007	Recorded document	Affidavit Of Death			
Feb 5, 2007	Quitclaim	Quit Claim Transfer			\$417K
Apr 29, 1993	Recorded document	Mortgage			
Nov 30, 1992	Quitclaim	Quit Claim Transfer			\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK–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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------