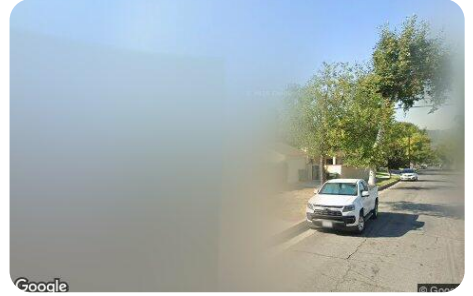
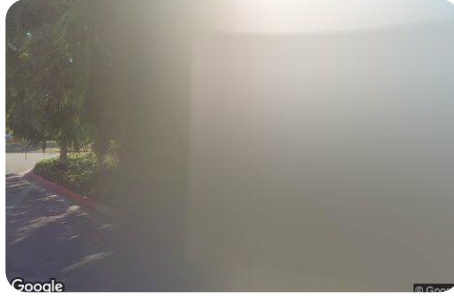


Single Family Residence **RESIDENTIAL**

2012 RANGEVIEW DR

GLENDAL, CA 91201

\$1,416,073 TopHap Estimate · \$877 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,615 ft²

LIVING AREA

0.22 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,050,000 · Oct 8, 2019

Est. Owner Equity

\$654,073

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$12,752 (2025)
Assessed Value	\$1,148,323
Previous Assessed	\$1,125,808

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2025	Financing	Intrafamily Transfer			
Sep 19, 2019	Resale	Grant Deed	\$1,050,000	\$650	\$788K
Sep 1, 2019	Quitclaim	Quit Claim Transfer			
Apr 23, 2016	Recorded document	Affidavit Of Death			
Jul 13, 2016	Resale	Grant Deed	\$915,000	\$567	
Aug 31, 1992	Recorded document	Mortgage			
Apr 25, 1966	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Balboa Elementary School	Elementary	KG–6	0.3 mi
Herbert Hoover High School	High	9–12	1.6 mi
Eleanor J. Toll Middle School	Middle	6–8	1.6 mi

District: Glendale 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 91201

85 CRIME INDEX	108 AIR POLLUTION	21,766 POPULATION	\$75K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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