

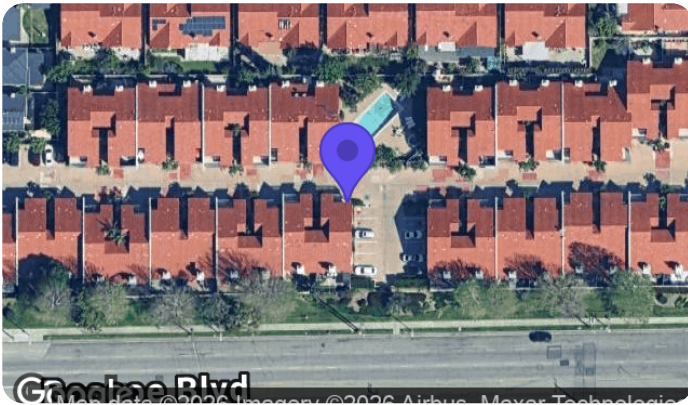
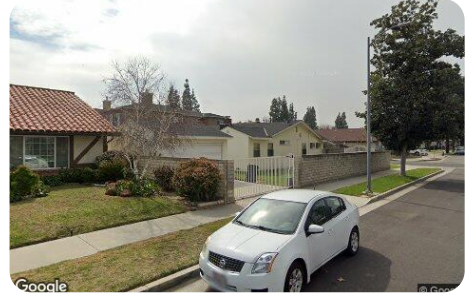
Condominium

RESIDENTIAL

20645 ROSCOE BLVD

WINNETKA, CA 91306

\$647,438 TopHap Estimate · \$438 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,478 ft²

LIVING AREA

2.49 ac

LOT SIZE

1981

YEAR BUILT

VALUATION

\$647K

\$574K low

\$721K high

Last Sale

\$649,000 · Sep 29, 2025

Est. Owner Equity

\$63,338

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,480 (2025)
Assessed Value	\$443,337
Previous Assessed	\$434,645

PROPERTY FACTS

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

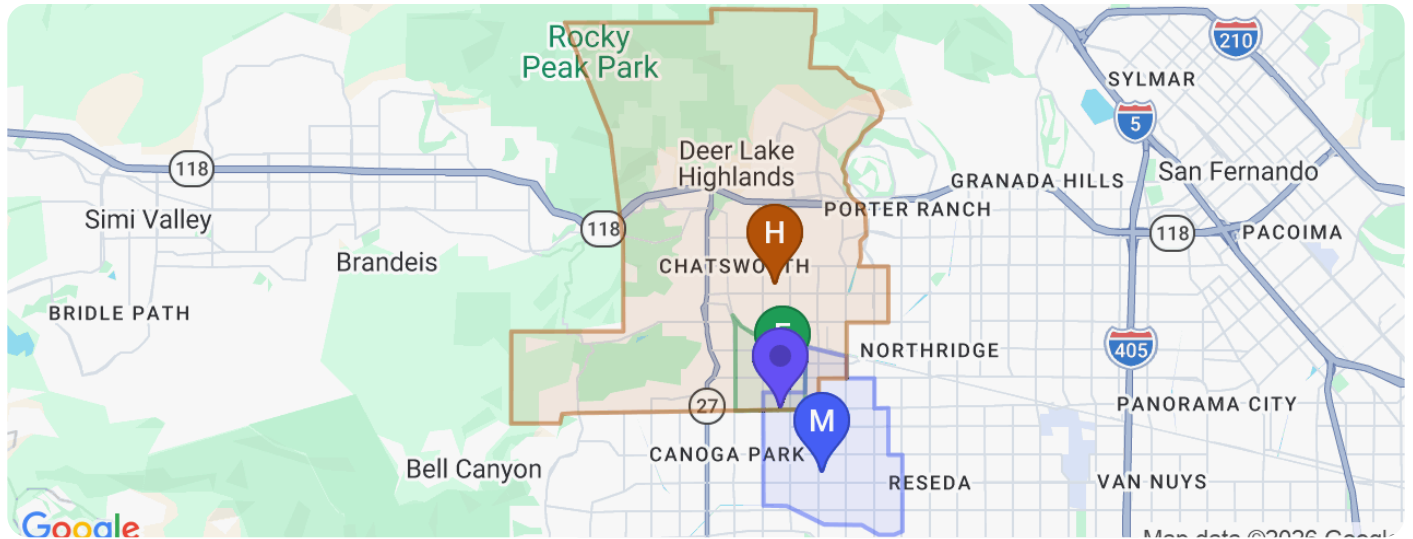
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2025	Resale	Grant Deed	\$649,000	\$439	\$584K
Dec 27, 2016	Resale	Grant Deed	\$382,000	\$258	\$320K
Oct 27, 2016	Non-arms-length	Trustees Deed	\$312,500	\$211	
Dec 19, 2006	Resale	Grant Deed	\$400,000	\$271	\$320K
Jan 16, 2007	Quitclaim	Quit Claim Transfer			
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
Apr 11, 2005	Resale	Grant Deed	\$420,000	\$284	\$267K
Jun 23, 2003	Quitclaim	Quit Claim Transfer			\$137K
Oct 11, 2001	Quitclaim	Quit Claim Transfer			
Oct 11, 2001	Resale	Grant Deed	\$174,000	\$118	\$139K
Mar 16, 1992	Recorded document	Mortgage			

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	Owner occupied
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