

Single Family Residence **RESIDENTIAL**

1220 RICHARD PL

GLENDAL, CA 91206

\$1,142,012 TopHap Estimate · \$907 / ft² · confidence 77 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,259 ft²

LIVING AREA

0.14 ac

LOT SIZE

1938

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1.1M

\$876K low

\$1.4M high

Last Sale

\$1,120,000 · Feb 12, 2026

Est. Owner Equity

\$342,012

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,832 (2025)
Assessed Value	\$696,345
Previous Assessed	\$682,692

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

52
FLOOD

45
WILDFIRE

44
HEAT

39
STORM

80
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2026	Resale	Grant Deed	\$1,120,000	\$890	\$800K
Jan 20, 2017	Resale	Grant Deed	\$600,000	\$477	\$480K
Jan 27, 2006	Resale	Grant Deed	\$390,000	\$310	\$273K
May 13, 2003	Quitclaim	Quit Claim Transfer			\$20K
Jun 18, 2001	Quitclaim	Quit Claim Transfer			
May 5, 1961	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodrow Wilson Middle School	Middle	6–8	0.2 mi
R. D. White Elementary School	Elementary	KG–5	0.4 mi

Glendale High School	High	9–12	0.6 mi
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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 91206

108 CRIME INDEX	104 AIR POLLUTION	31,556 POPULATION	\$91K 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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