

Single Family Residence

RESIDENTIAL

8026 WINNETKA AVE

WINNETKA, CA 91306

\$788,821 TopHap Estimate · \$373 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,112 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

VALUATION

\$789K

\$652K low

\$925K high

Last Sale

\$787,000 · Jun 17, 2025

Est. Owner Equity

\$41,171

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,027 (2025)
Assessed Value	\$388,065
Previous Assessed	\$380,457

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2025	Resale	Grant Deed	\$787,000	\$373	\$748K
Jul 29, 2021	Financing	Intrafamily Transfer			
Jul 29, 2021	Financing	Intrafamily Transfer			
Oct 20, 2010	Quitclaim	Quit Claim Transfer			\$213K
Oct 25, 2010	Quitclaim	Quit Claim Transfer			
Mar 5, 1996	Resale	Grant Deed	\$197,500	\$94	\$188K
Oct 30, 1991	Quitclaim	Quit Claim Transfer			\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.2 mi
John A. Sutter Middle School	Middle	6–8	0.9 mi
Cleveland Charter High School	High	9–12	1.3 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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