

Single Family Residence **RESIDENTIAL**

## 20842 RODAX ST

WINNETKA, CA 91306

**\$856,736** TopHap Estimate · \$378 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,264 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1979**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

### VALUATION

**\$857K**

**\$805K low**

**\$908K high**

Est. Owner Equity

**\$856,736**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,688 (2025) |
| Assessed Value    | \$361,150      |
| Previous Assessed | \$354,070      |

## 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                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Limerick Avenue Elementary     | Elementary | PK–5   | 0.3 mi   |
| John A. Sutter Middle School   | Middle     | 6–8    | 1.7 mi   |
| Chatsworth Charter High School | High       | 9–12   | 2.0 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>45,234</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|