

Single Family Residence **RESIDENTIAL**

20452 RODAX ST

WINNETKA, CA 91306

\$795,071 TopHap Estimate · \$479 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,660 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$795K

\$762K low

\$828K high

Est. Owner Equity

\$576,071

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,694 (2025)
Assessed Value	\$290,833
Previous Assessed	\$285,132

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2025	Financing	Transfer On Death Deed			
Mar 14, 2025	Financing	Transfer On Death Deed			
Dec 5, 1989	Recorded document	Mortgage			
Jul 12, 1988	Resale	Grant Deed	\$155,000	\$93	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK–5	0.2 mi
John A. Sutter Middle School	Middle	6–8	1.5 mi
Cleveland Charter High School	High	9–12	1.8 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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