

Single Family Residence **RESIDENTIAL**

20351 ROSCOE BLVD

WINNETKA, CA 91306

\$851,536 TopHap Estimate · \$423 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,013 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$852K

\$815K low

\$888K high

Est. Owner Equity

\$256,536

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,135 (2025)
Assessed Value	\$407,540
Previous Assessed	\$399,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2022	Financing	Intrafamily Transfer			
Aug 30, 1972	Non-arms-length	Grant Deed	\$23,500	\$12	\$21K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK–5	0.5 mi
John A. Sutter Middle School	Middle	6–8	1.2 mi
Cleveland Charter High School	High	9–12	1.7 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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