

Condominium

**RESIDENTIAL**

## 20737 ROSCOE BLVD

WINNETKA, CA 91306

**\$658,514** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,641 ft<sup>2</sup>**

LIVING AREA

**2.36 ac**

LOT SIZE

**1981**

YEAR BUILT

### VALUATION

**\$659K**

\$615K low

\$702K high

Last Sale

**\$660,000 · Mar 12, 2025**

Est. Owner Equity

**\$658,514**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,738 (2025) |
| Assessed Value    | \$466,504      |
| Previous Assessed | \$457,357      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| Style         | Condo/Apartment    |
| County        | LOS ANGELES        |
| Construction  | Wood (Unspecified) |
| Heating       | Central            |
| Cooling       | Central            |
| Pool          | Yes                |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Mar 4, 2025  | Resale            | Grant Deed           | \$660,000 | \$402              |        |
| Mar 4, 2025  | Financing         | Intrafamily Transfer |           |                    |        |
| Oct 23, 2017 | Resale            | Grant Deed           | \$410,000 | \$250              | \$369K |
| Jan 14, 2008 | Recorded document | Affidavit Of Death   |           |                    |        |
| Jan 14, 2008 | Resale            | Grant Deed           | \$354,000 | \$216              | \$319K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Limerick Avenue Elementary     | Elementary | PK-5   | 0.4 mi   |
| John A. Sutter Middle School   | Middle     | 6-8    | 1.4 mi   |
| Chatsworth Charter High School | High       | 9-12   | 2.2 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 | Absentee owner |
|-----------|----------------|