

Single Family Residence **RESIDENTIAL**

1981 RANGEVIEW DR

GLENDALE, CA 91201

\$2,308,528 TopHap Estimate · \$891 / ft² · confidence 95 · as of Jul 14, 2026



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3

BEDS

3

BATHS

2,590 ft²

LIVING AREA

0.37 ac

LOT SIZE

1931

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$2.3M

\$2.2M low

\$2.4M high

Last Sale

\$2,300,000 · Jun 5, 2026

Est. Owner Equity

\$468,528

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$19,313 (2025)
Assessed Value	\$1,736,040
Previous Assessed	\$266,375

PROPERTY FACTS

Property Type	Single Family Residence
Style	Spanish
County	LOS ANGELES
Lot (acres)	0.36
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2026	Resale	Grant Deed	\$2,300,000	\$888	\$1.8M
Aug 26, 2024	Financing	Intrafamily Transfer			
Aug 26, 2024	Financing	Grant Deed			
May 30, 2024	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			
Feb 19, 2019	Recorded document	Affidavit Of Death			
Jan 28, 2008	Resale	Grant Deed	\$1,150,000	\$444	
Mar 7, 1994	Quitclaim	Quit Claim Transfer			
Mar 7, 1994	Quitclaim	Quit Claim Transfer			
Nov 26, 1969	Non-arms-length	Grant Deed	\$51,500	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Balboa Elementary School	Elementary	KG–6	0.3 mi
Herbert Hoover High School	High	9–12	1.6 mi

Eleanor J. Toll Middle School

Middle

6–8

1.6 mi

District: Glendale Unified School District



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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 91201

85

CRIME INDEX

108

AIR POLLUTION

21,766

POPULATION

\$75K

MEDIAN IN-COME

65°F

AVG TEMP

73%

SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner