

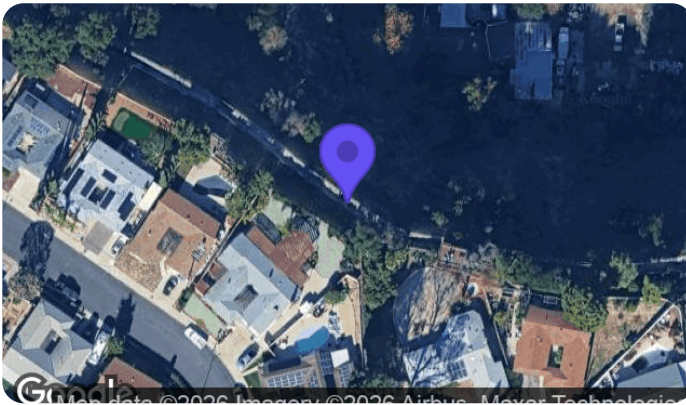
Single Family Residence

RESIDENTIAL

8815 RIDERWOOD DR

SUNLAND, CA 91040

\$1,224,987 TopHap Estimate · \$669 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,831 ft²

LIVING AREA

0.58 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

11

ROOMS

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,200,000 · Jun 24, 2025

Est. Owner Equity

\$264,987

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,051 (2025)
Assessed Value	\$382,632
Previous Assessed	\$375,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.58
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

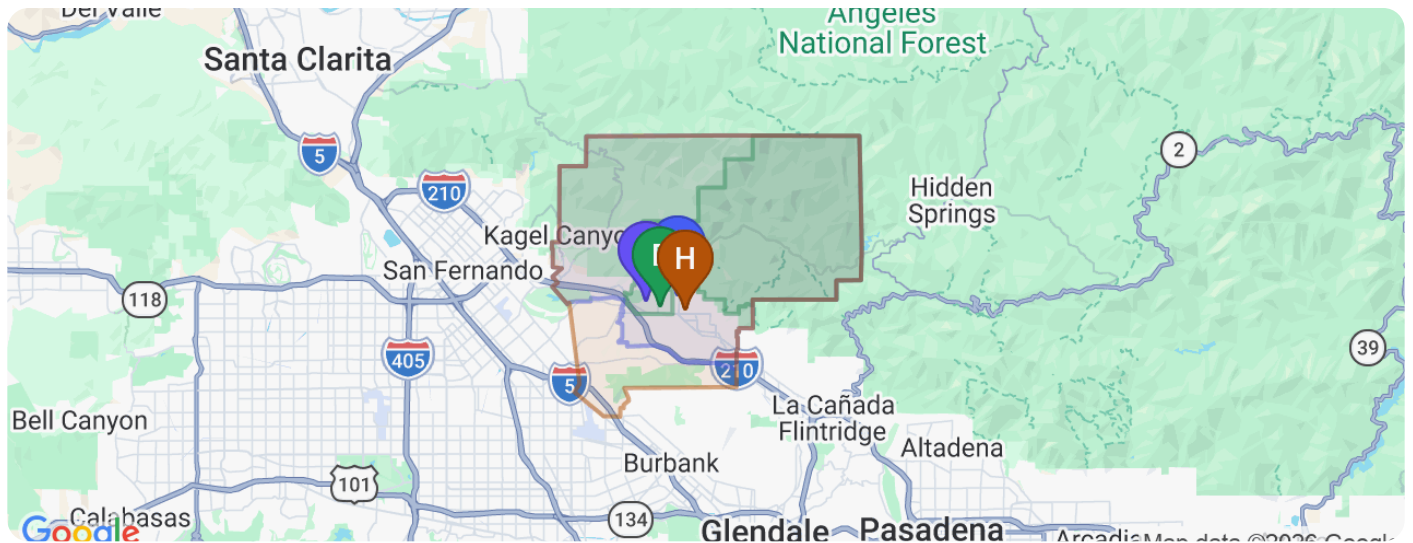
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2025	Financing	Intrafamily Transfer			
Jun 3, 2025	Resale	Grant Deed	\$1,200,000	\$655	\$960K
May 28, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunland Elementary School	Elementary	PK–5	0.6 mi
Mount Gleason Middle School	Middle	6–8	1.2 mi
Verdugo Hills High School	High	9–12	1.5 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 91040

104 CRIME INDEX	104 AIR POLLUTION	21,948 POPULATION	\$103K MEDIAN IN-COME	62°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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