

Single Family Residence **RESIDENTIAL**

12406 RALEIGH CT

PORTER RANCH, CA 91326

\$1,707,702 TopHap Estimate · \$548 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,117 ft²
LIVING AREA

0.18 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$1.7M

\$1.7M low

\$1.7M high

Last Sale

\$585,500 · Jun 7, 2001

Est. Owner Equity

\$1,328,702

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$11,397 (2025)
Assessed Value	\$918,866
Previous Assessed	\$900,850

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2003	Quitclaim	Quit Claim Transfer			\$410K
Jun 7, 2001	Resale	Grant Deed	\$585,500	\$188	\$468K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Porter Ranch Community School	Elementary	KG–8	0.6 mi
Chatsworth Charter High School	High	9–12	2.8 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 91326

53 CRIME INDEX	111 AIR POLLUTION	36,139 POPULATION	\$133K MEDIAN IN-COME	63°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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