

Single Family Residence

**RESIDENTIAL**

CA

**\$641,548**

TopHap Estimate · \$519 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,236 ft<sup>2</sup>**

LIVING AREA

**3,928 ft<sup>2</sup>**

LOT SIZE

**2021**

YEAR BUILT

**VALUATION**

**\$642K**

**\$595K low**

**\$689K high**

Last Sale

**\$630,000 · Jul 28, 2021**

Est. Owner Equity

**\$43,048**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$8,474 (2025)</b> |
| Assessed Value    | <b>\$668,560</b>      |
| Previous Assessed | <b>\$655,452</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>LOS ANGELES</b>             |
| Lot (acres)   | <b>0.09</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Heating       | <b>Central</b>                 |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Jul 13, 2021</b> | Resale            | Grant Deed          | \$630,000 | \$510              | \$599K |
| <b>Feb 8, 2019</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Jul 27, 2017</b> | Resale            | Grant Deed          | \$16,000  | \$13               |        |
| <b>Aug 19, 2016</b> | Resale            | Grant Deed          | \$23,000  | \$19               |        |
| <b>Jun 9, 2006</b>  | Resale            | Grant Deed          | \$77,000  | \$62               | \$360K |
| <b>Apr 18, 2005</b> | Foreclosure sale  | Trustees Deed       | \$37,000  | \$30               |        |
| <b>Oct 10, 1963</b> | Recorded document | Grant Deed          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Live Oak Elementary School</b> | Elementary | KG–6   | 2.1 mi   |
| <b>Castaic Middle School</b>      | Middle     | 7–8    | 2.1 mi   |
| <b>Valencia High School</b>       | High       | 9–12   | 5.3 mi   |

District: William S. Hart Union High School District (9-12)

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.

**OWNERSHIP**

Occupancy

**Absentee owner**