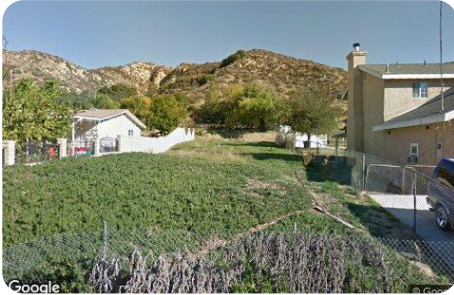


Single Family Residence **RESIDENTIAL**

CA

\$713,788 TopHap Estimate · confidence 91 · as of Jul 14, 2026



3,666 ft²
LOT SIZE

2025
YEAR BUILT

VALUATION

\$714K

\$649K low

\$779K high

Last Sale

\$720,000 · Feb 6, 2026

Est. Owner Equity

\$6,829

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$295 (2025)
Assessed Value	\$13,122
Previous Assessed	\$12,865

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.08
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 21, 2026	Resale	Grant Deed	\$720,000		\$707K
Feb 4, 2026	Financing	Intrafamily Transfer			
Aug 14, 2019	Resale	Grant Deed	\$12,000		
Jun 7, 2019	Quitclaim	Quit Claim Transfer			
Apr 29, 2002	Resale	Grant Deed	\$5,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Live Oak Elementary School	Elementary	KG–6	2.1 mi
Castaic Middle School	Middle	7–8	2.1 mi
Valencia High School	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