

Single Family Residence **RESIDENTIAL**

6609 WINNETKA AVE

WINNETKA, CA 91306

\$793,114 TopHap Estimate · \$377 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,104 ft²

LIVING AREA

0.17 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$793K

\$761K low

\$825K high

Last Sale

\$330,000 · Oct 29, 2012

Est. Owner Equity

\$257,114

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,409 (2025)
Assessed Value	\$500,299
Previous Assessed	\$490,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Solar
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2012	Resale	Grant Deed	\$330,000	\$157	\$314K
Nov 18, 1999	Resale	Grant Deed	\$138,636	\$66	\$141K
Dec 31, 1992	Resale	Grant Deed	\$152,000	\$72	\$106K
Oct 28, 1988	Resale	Grant Deed	\$155,000	\$74	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Calvert Charter for Enriched Studies	Elementary	PK–5	0.7 mi
Taft Charter High School	High	9–12	1.5 mi
Woodland Hills Academy	Middle	6–8	1.6 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 91306

76 CRIME INDEX	117 AIR POLLUTION	45,234 POPULATION	\$78K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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