

Single Family Residence **RESIDENTIAL**

## 20342 ROSCOE BLVD

WINNETKA, CA 91306

**\$804,813** TopHap Estimate · \$583 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,380 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

### VALUATION

**\$805K**

\$775K low

\$835K high

Last Sale

**\$610,000 · Apr 30, 2021**

Est. Owner Equity

**\$41,795**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,213 (2025) |
| Assessed Value    | \$660,281      |
| Previous Assessed | \$647,335      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 24, 2021 | Resale    | Grant Deed          | \$610,000 | \$442              | \$451K |
| May 24, 2019 | Quitclaim | Quit Claim Transfer |           |                    | \$422K |
| Feb 28, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Sunny Brae Avenue Elementary School | Elementary | KG–5   | 0.6 mi   |
| John A. Sutter Middle School        | Middle     | 6–8    | 1.2 mi   |
| Cleveland Charter High School       | High       | 9–12   | 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>45,234</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|