

Single Family Residence **RESIDENTIAL**

20328 ROSCOE BLVD

WINNETKA, CA 91306

\$797,597 TopHap Estimate · \$592 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,348 ft²

LIVING AREA

0.22 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$798K

\$733K low

\$862K high

Last Sale

\$795,000 · Oct 2, 2025

Est. Owner Equity

\$84,597

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$9,065 (2025)
Assessed Value	\$743,567
Previous Assessed	\$728,989

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
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2025	Resale	Grant Deed	\$795,000	\$590	\$713K
Apr 23, 2025	Resale	Grant Deed	\$835,000	\$619	
Apr 14, 2010	Quitclaim	Quit Claim Transfer			
Jan 15, 2007	Resale	Grant Deed	\$555,000	\$412	\$444K
Feb 5, 2003	Quitclaim	Quit Claim Transfer			\$166K
Mar 27, 2001	Quitclaim	Quit Claim Transfer			
Mar 18, 1999	Resale	Grant Deed	\$145,000	\$108	\$141K
Sep 16, 1998	Non-arms-length	Trustees Deed	\$132,000	\$98	
Nov 13, 1991	Quitclaim	Quit Claim Transfer			\$135K

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

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	Owner occupied
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