

Single Family Residence **RESIDENTIAL**

20420 ROSCOE BLVD

WINNETKA, CA 91306

\$803,560 TopHap Estimate · \$363 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,213 ft²

LIVING AREA

0.2 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$804K

\$753K low

\$854K high

Last Sale

\$300,000 · Mar 24, 2009

Est. Owner Equity

\$466,560

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,584 (2025)
Assessed Value	\$523,700
Previous Assessed	\$513,433

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2025	Financing	Intrafamily Transfer			
Dec 3, 2008	Resale	Grant Deed	\$300,000	\$136	\$295K
Nov 1, 2005	Quitclaim	Quit Claim Transfer			
Oct 27, 2005	Resale	Grant Deed	\$528,000	\$239	\$422K
Sep 30, 2004	Quitclaim	Quit Claim Transfer			
Sep 24, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunny Brae Avenue Elementary School	Elementary	KG–5	0.5 mi
John A. Sutter Middle School	Middle	6–8	1.2 mi
Cleveland Charter High School	High	9–12	1.7 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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