

Single Family Residence **RESIDENTIAL**

20428 ROSCOE BLVD

WINNETKA, CA 91306

\$899,000 TopHap Estimate · \$651 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,380 ft²

LIVING AREA

0.2 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$899K

\$868K low

\$930K high

Last Sale

\$790,000 · Jun 27, 2023

Est. Owner Equity

\$172,691

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$10,076 (2025)
Assessed Value	\$821,915
Previous Assessed	\$805,800

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
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2023	Resale	Grant Deed	\$790,000	\$572	\$723K
Sep 30, 2022	Financing	Affidavit Death Of Trustee/Successor Trustee			
Sep 30, 2022	Financing	Affidavit Death Of Trustee/Successor Trustee			
Feb 16, 2010	Quitclaim	Quit Claim Transfer			
Sep 7, 1995	Quitclaim	Quit Claim Transfer			
Jan 22, 1992	Quitclaim	Quit Claim Transfer			\$147K
Oct 3, 1988	Resale	Grant Deed	\$159,500	\$116	\$144K

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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