

Single Family Residence **RESIDENTIAL**

20434 ROSCOE BLVD

WINNETKA, CA 91306

\$1,037,872 TopHap Estimate · \$386 / ft² · confidence 86 · as of Jul 14, 2026



7

BEDS

5

BATHS

2,690 ft²

LIVING AREA

0.21 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1M

\$891K low

\$1.2M high

Last Sale

\$164,000 · Nov 30, 1999

Est. Owner Equity

\$159,872

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,103 (2025)
Assessed Value	\$554,750
Previous Assessed	\$543,873

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2004	Quitclaim	Quit Claim Transfer			
Nov 30, 1999	Resale	Grant Deed	\$164,000	\$61	\$163K
Sep 15, 1999	Recorded document	Grant Deed			
Jan 19, 1999	Non-arms-length	Trustees Deed	\$175,752	\$65	
Jun 26, 1997	Resale	Grant Deed	\$156,000	\$58	\$153K
Apr 24, 1997	Resale	Trustees Deed	\$92,000	\$34	
Apr 24, 1997	Quitclaim	Quit Claim Transfer			
Dec 11, 1996	Non-arms-length	Trustees Deed	\$115,200	\$43	
Apr 19, 1991	Quitclaim	Quit Claim Transfer			\$140K
Jan 4, 1990	Quitclaim	Quit Claim Transfer			
Jan 4, 1990	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	1.8 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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