

Single Family Residence

RESIDENTIAL

20415 ROSCOE BLVD

WINNETKA, CA 91306

\$779,706 TopHap Estimate · \$590 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,321 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$780K

\$737K low

\$822K high

Last Sale

\$775,000 · Oct 16, 2025

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$4,701 (2025)
Assessed Value	\$374,324
Previous Assessed	\$366,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Evaporative
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2025	Resale	Grant Deed	\$775,000	\$587	\$761K
Feb 14, 2019	Financing	Intrafamily Transfer			\$428K
Feb 19, 2019	Quitclaim	Quit Claim Transfer			
Aug 31, 2018	Quitclaim	Quit Claim Transfer			
Dec 4, 2014	Financing	Intrafamily Transfer			\$322K
Dec 4, 2014	Quitclaim	Quit Claim Transfer			
Mar 15, 2010	Recorded document	Grant Deed			
Mar 18, 2010	Resale	Grant Deed	\$290,000	\$220	\$285K
Aug 5, 2009	Foreclosure sale	Trustees Deed	\$445,785	\$337	
Jan 29, 2003	Financing	Grant Deed			\$225K
Jul 31, 2001	Resale	Grant Deed	\$210,000	\$159	\$207K
Nov 19, 1999	Recorded document	Mortgage			
Nov 12, 1999	Resale	Trustees Deed	\$177,000	\$134	\$176K
Nov 12, 1999	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK–5	0.5 mi
John A. Sutter Middle School	Middle	6–8	1.3 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------