

Single Family Residence **RESIDENTIAL**

20400 ROSCOE BLVD

WINNETKA, CA 91306

\$671,607 TopHap Estimate · \$552 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,216 ft²
LIVING AREA

0.21 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$672K

\$618K low

\$725K high

Est. Owner Equity

\$494,331

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,971 (2025)
Assessed Value	\$225,980
Previous Assessed	\$221,550

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	\$/FT ²	LOAN
Sep 30, 1988	Recorded document	Mortgage			
Jun 17, 1959	Recorded document	Grant Deed			

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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