

Single Family Residence **RESIDENTIAL**

20442 ROSCOE BLVD

WINNETKA, CA 91306

\$721,216 TopHap Estimate · \$499 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,446 ft²

LIVING AREA

0.18 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$721K

\$678K low

\$765K high

Est. Owner Equity

\$617,216

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,362 (2025)
Assessed Value	\$256,451
Previous Assessed	\$251,424

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 18, 2017	Quitclaim	Quit Claim Transfer			
Mar 23, 1988	Resale	Grant Deed	\$134,000	\$93	\$107K

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	Absentee owner
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