

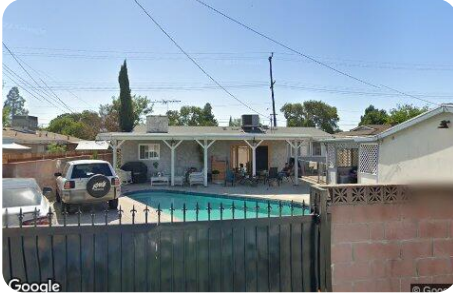
Single Family Residence

RESIDENTIAL

20409 ROSCOE BLVD

WINNETKA, CA 91306

\$841,588 TopHap Estimate · \$452 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,862 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$842K

\$801K low

\$882K high

Last Sale

\$140,000 · Mar 2, 1994

Est. Owner Equity

\$728,458

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$3,863 (2025)
Assessed Value	\$292,234
Previous Assessed	\$286,505

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	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2023	Financing	Intrafamily Transfer			
May 2, 2001	Quitclaim	Quit Claim Transfer			
Mar 2, 1994	Quitclaim	Quit Claim Transfer			
Mar 2, 1994	Resale	Trustees Deed	\$140,000	\$75	\$136K
Dec 28, 1993	Non-arms-length	Trustees Deed	\$197,761	\$106	
May 14, 1991	Financing	Grant Deed			\$20K
Sep 12, 1989	Quitclaim	Quit Claim Transfer			
Sep 12, 1989	Resale	Trustees Deed	\$225,000	\$121	\$169K
Oct 18, 1988	Resale	Grant Deed	\$127,000	\$68	\$114K
May 3, 1988	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
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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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