

Single Family Residence **RESIDENTIAL**

20445 ROSCOE BLVD

WINNETKA, CA 91306

\$827,165 TopHap Estimate · \$636 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$827K

\$793K low

\$862K high

Last Sale

\$430,000 · May 7, 2015

Est. Owner Equity

\$414,165

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,459 (2025)
Assessed Value	\$516,785
Previous Assessed	\$506,653

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Evaporative
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2015	Resale	Grant Deed	\$430,000	\$331	\$417K
Dec 15, 2014	Quitclaim	Quit Claim Transfer			
Feb 11, 2014	Recorded document	Grant Deed			
Sep 5, 2013	Resale	Grant Deed	\$270,000	\$208	
Sep 28, 2007	Quitclaim	Quit Claim Transfer			
Apr 29, 2003	Quitclaim	Quit Claim Transfer			\$176K
Dec 12, 2001	Quitclaim	Quit Claim Transfer			
Aug 14, 1997	Resale	Grant Deed	\$135,000	\$104	\$133K
May 22, 1997	Non-arms-length	Grant Deed	\$500	\$0	
Apr 2, 1997	Recorded document	Grant Deed			
Jan 21, 1997	Non-arms-length	Trustees Deed	\$84,000	\$65	
Apr 15, 1991	Resale	Grant Deed	\$184,000	\$142	\$166K
Nov 28, 1989	Resale	Grant Deed	\$196,000	\$151	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK–5	0.4 mi
John A. Sutter Middle School	Middle	6–8	1.3 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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