

Single Family Residence

RESIDENTIAL

20439 ROSCOE BLVD

WINNETKA, CA 91306

\$827,885 TopHap Estimate · \$479 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,728 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$828K

\$788K low

\$868K high

Last Sale

\$152,000 · Jul 28, 1998

Est. Owner Equity

\$269,885

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,185 (2025)
Assessed Value	\$238,262
Previous Assessed	\$233,591

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 25, 2025	Financing	Intrafamily Transfer			
Jul 28, 1998	Resale	Grant Deed	\$152,000	\$88	\$144K
Dec 9, 1997	Non-arms-length	Trustees Deed	\$135,000	\$78	
Aug 25, 1988	Resale	Grant Deed	\$170,000	\$98	\$153K

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	Absentee owner
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