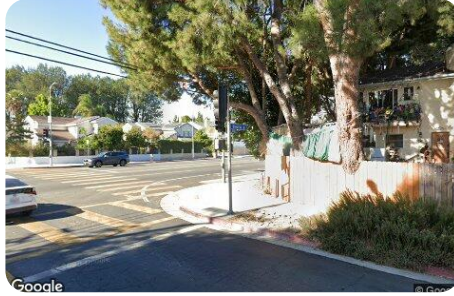


Single Family Residence **RESIDENTIAL**

8000 WINNETKA AVE

WINNETKA, CA 91306

\$933,283 TopHap Estimate · \$333 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,801 ft²

LIVING AREA

0.17 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$933K

\$881K low

\$986K high

Last Sale

\$155,000 · Aug 25, 1993

Est. Owner Equity

\$682,883

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,397 (2025)
Assessed Value	\$422,763
Previous Assessed	\$414,475

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	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2003	Quitclaim	Quit Claim Transfer			
Mar 4, 2003	Quitclaim	Quit Claim Transfer			\$250K
Nov 15, 2002	Quitclaim	Quit Claim Transfer			
Aug 25, 1993	Resale	Grant Deed	\$155,000	\$55	\$146K
Mar 24, 1993	Non-arms-length	Trustees Deed	\$158,955	\$57	
Apr 12, 1989	Resale	Grant Deed	\$192,500	\$69	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.3 mi
John A. Sutter Middle School	Middle	6–8	0.8 mi
Cleveland Charter High School	High	9–12	1.3 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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