

Single Family Residence

RESIDENTIAL

6865 WINNETKA AVE

WINNETKA, CA 91306

\$645,721 TopHap Estimate · \$537 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,202 ft²

LIVING AREA

0.17 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$646K

\$608K low

\$684K high

Last Sale

\$250,000 · Sep 18, 2012

Est. Owner Equity

\$445,721

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,949 (2025)
Assessed Value	\$307,849
Previous Assessed	\$301,813

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2012	Resale	Grant Deed	\$250,000	\$208	\$200K
Sep 12, 2012	Recorded document	Grant Deed			
May 6, 2005	Financing	Intrafamily Transfer			\$421K
Feb 19, 2004	Resale	Grant Deed	\$355,000	\$295	\$284K
Jul 24, 2002	Quitclaim	Quit Claim Transfer			
Mar 8, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullbright Elementary	Elementary	PK-5	0.3 mi
John A. Sutter Middle School	Middle	6-8	0.6 mi
Taft 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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