

Condominium

RESIDENTIAL

8450 WINNETKA AVE

WINNETKA, CA 91306

\$535,741 TopHap Estimate · \$361 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,482 ft²

LIVING AREA

6.29 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

\$536K

\$516K low

\$555K high

Last Sale

\$570,000 · Nov 22, 2022

Est. Owner Equity

\$375,741

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$7,360 (2025)
Assessed Value	\$590,410
Previous Assessed	\$578,834

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LOS ANGELES
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2023	Financing	Intrafamily Transfer			
Jul 7, 2023	Financing	Intrafamily Transfer			
Oct 21, 2022	Resale	Grant Deed	\$570,000	\$385	\$160K
Apr 9, 2014	Quitclaim	Quit Claim Transfer			
Jan 27, 2014	Recorded document	Affidavit Of Death			
Jan 22, 2014	Resale	Grant Deed	\$341,000	\$230	
Jun 24, 2009	Resale	Grant Deed	\$275,000	\$186	\$175K
Apr 1, 2009	Non-arms-length	Trustees Deed	\$170,200	\$115	
Sep 1, 2005	Quitclaim	Quit Claim Transfer			
Aug 3, 2005	Resale	Grant Deed	\$408,000	\$275	\$326K
Jun 25, 2003	Financing	Grant Deed			\$174K
Jan 30, 1998	Resale	Grant Deed	\$106,000	\$72	\$102K
May 24, 1994	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.3 mi
Cleveland Charter High School	High	9–12	1.3 mi

John A. Sutter Middle School	Middle	6–8	1.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------