

Single Family Residence **RESIDENTIAL**

CA

\$1,199,000 TopHap Estimate · confidence 94 · as of Jul 14, 2026



0.13 ac
LOT SIZE

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale	\$970,500 · Jul 24, 2024
Est. Owner Equity	\$879,000
Loan-to-Value	27%

TAX & ASSESSMENT

Property Tax	\$16,107 (2025)
Assessed Value	\$970,100
Previous Assessed	\$28,906

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.13
Pool	No

CLIMATE RISK

41 FLOOD	94 WILDFIRE	51 HEAT	36 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2024	Resale	Grant Deed	\$970,500		\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyon High School	High	9–12	1.3 mi
Sierra Vista Junior High School	Middle	7–8	1.6 mi
Mint Canyon Community Elementary School	Elementary	KG–6	2.2 mi

District: William S. Hart Union High School District (9-12)

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.

OWNERSHIP

Occupancy

Absentee owner