

Single Family Residence **RESIDENTIAL**

CA

\$893,350 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.12 ac
LOT SIZE

VALUATION

\$893K

\$856K low

\$931K high

Last Sale	\$1,016,000 · Jan 22, 2024
Est. Owner Equity	\$90,350
Loan-to-Value	85%

TAX & ASSESSMENT

Property Tax	\$16,886 (2025)
Assessed Value	\$1,036,320
Previous Assessed	\$28,906

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.12
Pool	No

CLIMATE RISK

1 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
Jan 19, 2024	Resale	Grant Deed	\$1,016,000		\$813K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyon High School	High	9–12	1.2 mi
Sierra Vista Junior High School	Middle	7–8	1.6 mi
Mint Canyon Community Elementary School	Elementary	KG–6	2.3 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