

Single Family Residence **RESIDENTIAL**

CA

\$520,929 TopHap Estimate · confidence 95 · as of Jul 14, 2026



0.13 ac
LOT SIZE

VALUATION

\$521K

\$493K low

\$549K high

Last Sale

\$1,015,500 · Oct 22, 2025

Est. Owner Equity

\$0

Loan-to-Value

161%

TAX & ASSESSMENT

Property Tax	\$4,777 (2025)
Assessed Value	\$29,484
Previous Assessed	\$28,906

PROPERTY FACTS

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

CLIMATE RISK

71 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
Sep 24, 2025	Financing	Intrafamily Transfer			
Sep 15, 2025	Resale	Grant Deed	\$1,015,500		\$891K

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
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