

Single Family Residence **RESIDENTIAL**

CA

**\$929,297** TopHap Estimate · confidence 96 · as of Jul 14, 2026



**0.12 ac**  
LOT SIZE

**2025**  
YEAR BUILT

**VALUATION**

**\$929K**

\$890K low

\$969K high

|                   |                           |
|-------------------|---------------------------|
| Last Sale         | \$1,022,000 · Jun 4, 2025 |
| Est. Owner Equity | \$10,742                  |
| Loan-to-Value     | 94%                       |

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$4,480 (2025)</b> |
| Assessed Value    | <b>\$29,484</b>       |
| Previous Assessed | <b>\$28,906</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>LOS ANGELES</b>             |
| Lot (acres)   | <b>0.12</b>                    |
| Pool          | <b>No</b>                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>94</b><br>WILDFIRE | <b>51</b><br>HEAT | <b>36</b><br>STORM | <b>50</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE               | TYPE   | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------------|--------|------------|-------------|--------------------|--------|
| <b>Jun 1, 2025</b> | Resale | Grant Deed | \$1,022,000 |                    | \$919K |

## ASSIGNED SCHOOLS

| SCHOOL                                         | LEVEL      | GRADES | DISTANCE |
|------------------------------------------------|------------|--------|----------|
| <b>Canyon High School</b>                      | High       | 9–12   | 1.2 mi   |
| <b>Sierra Vista Junior High School</b>         | Middle     | 7–8    | 1.6 mi   |
| <b>Mint Canyon Community Elementary School</b> | 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**