

Single Family Residence **RESIDENTIAL**

CA

\$963,830 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.16 ac
LOT SIZE

2025
YEAR BUILT

VALUATION

\$964K

\$924K low

\$1M high

Last Sale

\$940,000 · May 13, 2025

Est. Owner Equity

\$49,863

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,552 (2025)
Assessed Value	\$29,484
Previous Assessed	\$28,906

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.16
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
May 5, 2025	Resale	Grant Deed	\$940,000		\$909K

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