

Single Family Residence **RESIDENTIAL**

CA

\$534,732 TopHap Estimate · confidence 95 · as of Jul 14, 2026



0.16 ac
LOT SIZE

VALUATION

\$535K

\$506K low

\$563K high

Last Sale

\$1,109,000 · Sep 5, 2025

Est. Owner Equity

\$0

Loan-to-Value

156%

TAX & ASSESSMENT

Property Tax	\$4,741 (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

72 FLOOD	93 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
Aug 28, 2025	Resale	Grant Deed	\$1,109,000		\$887K

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	2.3 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