

Single Family Residence **RESIDENTIAL**

CA

**\$524,262** TopHap Estimate · confidence 95 · as of Jul 14, 2026



**0.14 ac**  
LOT SIZE

## VALUATION

**\$524K**

\$496K low

\$552K high

Est. Owner Equity

**\$524,262**

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$628 (2025)</b> |
| Assessed Value    | <b>\$29,484</b>     |
| Previous Assessed | <b>\$28,906</b>     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.14                    |
| Pool          | No                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>66</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 |
|-------------|-----------|------|-------|--------------------|------|
| Jan 6, 2025 | Financing | DTOT |       |                    |      |

## 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**