

Single Family Residence **RESIDENTIAL**

CA

**\$524,146** TopHap Estimate · confidence 95 · as of Jul 14, 2026



**0.13 ac**  
LOT SIZE

## VALUATION

**\$524K**

\$496K low

\$552K high

Est. Owner Equity

**\$524,146**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$1,085 (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)   | 0.13                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 77<br>FLOOD | 94<br>WILDFIRE | 51<br>HEAT | 36<br>STORM | 50<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Canyon High School                      | High       | 9–12   | 1.2 mi   |
| Sierra Vista Junior High School         | Middle     | 7–8    | 1.5 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 |
|-----------|----------------|