

Single Family Residence **RESIDENTIAL**

CA

**\$890,207** TopHap Estimate · confidence 96 · as of Jul 14, 2026



**0.12 ac**  
LOT SIZE

**VALUATION**

**\$890K**

**\$853K low**

**\$927K high**

Last Sale

**\$1,177,000 · May 12, 2026**

Est. Owner Equity

**\$295,703**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$622 (2025) |
| Assessed Value    | \$29,485     |
| Previous Assessed | \$28,907     |

## PROPERTY FACTS

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

## CLIMATE RISK

**95**  
FLOOD

**94**  
WILDFIRE

**51**  
HEAT

**36**  
STORM

**50**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------------|------------|-------------|--------------------|--------|
| Mar 9, 2026 | Non-arms-length | Grant Deed | \$1,177,000 |                    | \$595K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Canyon High School                      | High       | 9–12   | 1.1 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**