

Single Family Residence **RESIDENTIAL**

CA

\$899,033 TopHap Estimate · confidence 96 · as of Jul 14, 2026

0.12 ac
LOT SIZE

VALUATION

\$899K

\$861K low

\$937K high

Last Sale	\$1,142,500 · Jun 9, 2026
Est. Owner Equity	\$0
Loan-to-Value	96%

TAX & ASSESSMENT

Property Tax	\$621 (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

1

FLOOD

94

WILDFIRE

51

HEAT

36

STORM

50

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2026	Non-arms-length	Grant Deed	\$1,142,500		\$914K

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	2.4 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