

Condominium

RESIDENTIAL

8450 WINNETKA AVE

WINNETKA, CA 91306

\$459,794 TopHap Estimate · \$384 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,198 ft²

LIVING AREA

6.29 ac

LOT SIZE

1979

YEAR BUILT

VALUATION

\$460K

\$440K low

\$480K high

Last Sale

\$350,000 · Sep 22, 2017

Est. Owner Equity

\$199,794

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,055 (2025)
Assessed Value	\$398,235
Previous Assessed	\$390,427

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LOS ANGELES
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2017	Resale	Grant Deed	\$350,000	\$292	\$260K
Apr 24, 1997	Resale	Grant Deed	\$96,000	\$80	
May 1, 1991	Quitclaim	Quit Claim Transfer			\$63K
Jun 9, 1988	Resale	Grant Deed	\$125,000	\$104	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.3 mi
Cleveland Charter High School	High	9–12	1.3 mi
John A. Sutter Middle School	Middle	6–8	1.4 mi

District: Los Angeles Unified School District

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.

NEIGHBORHOOD · ZIP 91306

76 CRIME INDEX	117 AIR POLLUTION	45,234 POPULATION	\$78K MEDIAN IN-COME	64°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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