

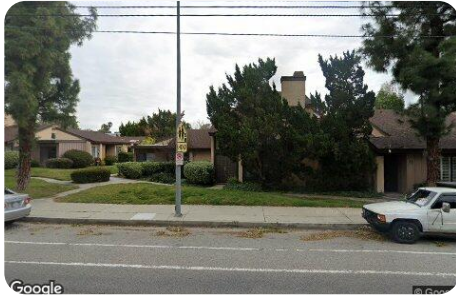
Condominium

RESIDENTIAL

8450 WINNETKA AVE

WINNETKA, CA 91306

\$590,772 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,810 ft²

LIVING AREA

6.29 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$591K

\$569K low

\$612K high

Last Sale	\$67,785 · Jan 24, 1996
Est. Owner Equity	\$590,772

TAX & ASSESSMENT

Property Tax	\$3,886 (2025)
Assessed Value	\$295,530
Previous Assessed	\$289,736

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	LOS ANGELES
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2013	Quitclaim	Quit Claim Transfer			
Sep 25, 2012	Quitclaim	Quit Claim Transfer			
Jun 12, 2006	Recorded document	Grant Deed			
Oct 27, 2006	Quitclaim	Quit Claim Transfer			\$95K
Jan 24, 1996	Foreclosure sale	Trustees Deed	\$67,785	\$37	
Mar 4, 1994	Quitclaim	Quit Claim Transfer			
Apr 14, 1992	Recorded document	Mortgage			

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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