

Condominium

**RESIDENTIAL**

# 7501 WINNETKA AVE

WINNETKA, CA 91306

**\$561,654** TopHap Estimate · \$354 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**1,585 ft<sup>2</sup>**

LIVING AREA

**3.21 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$562K**

\$498K low

\$626K high

Last Sale

**\$560,000 · Dec 18, 2025**

Est. Owner Equity

**\$561,654**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,600 (2025) |
| Assessed Value    | \$362,535      |
| Previous Assessed | \$355,428      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Dec 11, 2025 | Resale            | Grant Deed           | \$560,000 | \$353              |        |
| Oct 2, 2015  | Financing         | Intrafamily Transfer |           |                    | \$165K |
| Oct 31, 2003 | Recorded document | Grant Deed           |           |                    |        |
| Feb 7, 2003  | Resale            | Grant Deed           | \$212,000 | \$134              | \$191K |
| Sep 25, 1992 | Resale            | Grant Deed           | \$140,000 | \$88               | \$143K |
| Aug 10, 1989 | Quitclaim         | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| John A. Sutter Middle School   | Middle     | 6–8    | 0.2 mi   |
| Stanley Mosk Elementary School | Elementary | PK–5   | 0.3 mi   |
| Cleveland Charter High School  | High       | 9–12   | 1.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>45,234</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|