

Single Family Residence **RESIDENTIAL**

8034 WINNETKA AVE

WINNETKA, CA 91306

\$935,012 TopHap Estimate · \$334 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,800 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

VALUATION

\$935K

\$858K low

\$1M high

Last Sale

\$289,000 · May 22, 2002

Est. Owner Equity

\$361,012

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$7,216 (2025)
Assessed Value	\$574,316
Previous Assessed	\$563,056

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2007	Quitclaim	Quit Claim Transfer			
May 22, 2002	Resale	Grant Deed	\$289,000	\$103	\$274K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.2 mi
John A. Sutter Middle School	Middle	6–8	0.9 mi
Cleveland Charter High School	High	9–12	1.3 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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