

Condominium

**RESIDENTIAL**

# 19535 RINALDI ST

PORTER RANCH, CA 91326

**\$673,715**

TopHap Estimate · \$471 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,430 ft²**

LIVING AREA

**7.74 ac**

LOT SIZE

**1976**

YEAR BUILT

## VALUATION

**\$674K**

\$644K low

\$703K high

Last Sale

**\$274,000 · Sep 17, 2002**

Est. Owner Equity

**\$574,515**

Loan-to-Value

**14%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,937 (2025) |
| Assessed Value    | \$396,820      |
| Previous Assessed | \$389,041      |

## 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     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Nov 4, 2004  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 17, 2002 | Resale          | Grant Deed          | \$274,000 | \$192  | \$114K |
| May 18, 2000 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Jan 22, 1999 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Feb 4, 1998  | Resale          | Grant Deed          | \$140,000 | \$98   | \$112K |
| Jun 12, 1997 | Non-arms-length | Trustees Deed       | \$130,000 | \$91   |        |
| May 27, 1992 | Resale          | Grant Deed          | \$187,000 | \$131  | \$150K |
| May 13, 1991 | Financing       | Grant Deed          |           |        | \$65K  |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| Castlebay Lane Charter Elementary School | Elementary | KG–5   | 1.4 mi   |
| Granada Hills High School                | High       | 9–12   | 2.2 mi   |
| Robert Frost Middle School               | Middle     | 6–8    | 3.0 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 91326

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>36,139</b><br>POPULATION | <b>\$133K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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