

Planned Unit Development (Pud)

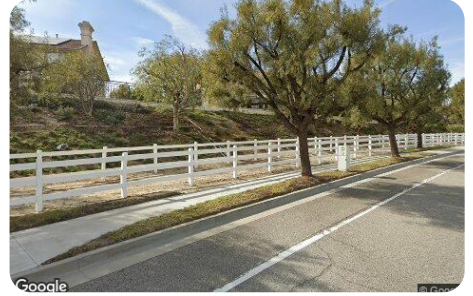
RESIDENTIAL

12400 RALEIGH CT

PORTER RANCH, CA 91326

\$1,689,480

TopHap Estimate · \$512 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,300 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$1.7M

\$1.6M low

\$1.7M high

Last Sale

\$1,200,000 · Mar 11, 2020

Est. Owner Equity

\$1,489,780

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$16,184 (2025)
Assessed Value	\$1,312,372
Previous Assessed	\$1,286,640

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	LOS ANGELES
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2023	Quitclaim	Quit Claim Transfer			
Aug 14, 2023	Financing	Intrafamily Transfer			
Jun 30, 2023	Financing	Grant Deed			\$200K
Jan 28, 2022	Quitclaim	Quit Claim Transfer			
Jan 11, 2022	Quitclaim	Quit Claim Transfer			\$927K
Oct 7, 2021	Financing	Intrafamily Transfer			
Mar 9, 2020	Resale	Grant Deed	\$1,200,000	\$364	\$960K
Sep 18, 2012	Resale	Grant Deed	\$765,000	\$232	\$743K
Sep 25, 2003	Quitclaim	Quit Claim Transfer			\$565K
Jun 8, 2001	Resale	Grant Deed	\$638,500	\$193	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Porter Ranch Community School	Elementary	KG–8	0.6 mi
Chatsworth Charter High School	High	9–12	2.8 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.

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 NEIGHBORHOOD · ZIP 91326

53 CRIME INDEX	111 AIR POLLUTION	36,139 POPULATION	\$133K MEDIAN IN-COME	63°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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