

Planned Unit Development (Pud)

RESIDENTIAL

12415 RALEIGH CT

PORTER RANCH, CA 91326

\$1,379,663 TopHap Estimate · \$486 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,839 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$491,500 · Jul 12, 2001

Est. Owner Equity

\$260,663

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$9,100 (2025)
Assessed Value	\$728,879
Previous Assessed	\$714,588

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2002	Quitclaim	Quit Claim Transfer			
Jul 12, 2001	Resale	Grant Deed	\$491,500	\$173	\$432K
Jul 12, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Porter Ranch Community School	Elementary	KG–8	0.5 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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