

Planned Unit Development (Pud)

RESIDENTIAL

12416 RALEIGH CT

PORTER RANCH, CA 91326

\$1,550,088 TopHap Estimate · \$470 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,300 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$670,000 · Aug 23, 2001

Est. Owner Equity

\$641,588

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$12,384 (2025)
Assessed Value	\$1,009,894
Previous Assessed	\$990,093

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	LOS ANGELES
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2022	Financing	Intrafamily Transfer			
Jun 3, 2003	Quitclaim	Quit Claim Transfer			\$533K
Aug 23, 2001	Resale	Grant Deed	\$670,000	\$203	\$536K

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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