

Planned Unit Development (Pud)

RESIDENTIAL

12430 RALEIGH CT

PORTER RANCH, CA 91326

\$1,556,102 TopHap Estimate · \$472 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,300 ft²

LIVING AREA

0.15 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$567,000 · Jun 1, 2001

Est. Owner Equity

\$1,203,785

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$10,537 (2025)
Assessed Value	\$854,210
Previous Assessed	\$837,462

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
Aug 3, 2007	Quitclaim	Quit Claim Transfer			
Jun 1, 2001	Resale	Grant Deed	\$567,000	\$172	\$275K

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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