

Single Family Residence **RESIDENTIAL**

## 20619 RODAX ST

WINNETKA, CA 91306

**\$821,431** TopHap Estimate · \$437 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,879 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

### VALUATION

**\$821K**

\$796K low

\$847K high

Last Sale

**\$158,000 · Jun 22, 1994**

Est. Owner Equity

**\$479,431**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,525 (2025) |
| Assessed Value    | \$268,517      |
| Previous Assessed | \$263,253      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Evaporative             |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Feb 9, 2026  | Financing         | Intrafamily Transfer |           |                    |        |
| Feb 9, 2026  | Financing         | Intrafamily Transfer |           |                    |        |
| Jan 8, 2026  | Financing         | Intrafamily Transfer |           |                    |        |
| Feb 14, 2000 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Sep 1, 1998  | Recorded document | Trustees Deed        |           |                    |        |
| Jun 22, 1994 | Resale            | Grant Deed           | \$158,000 | \$84               | \$126K |
| May 6, 1994  | Non-arms-length   | Trustees Deed        | \$36,274  | \$19               |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Limerick Avenue Elementary     | Elementary | PK–5   | 0.1 mi   |
| John A. Sutter Middle School   | Middle     | 6–8    | 1.6 mi   |
| Chatsworth Charter High School | High       | 9–12   | 1.9 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 91306

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>45,234</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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