

Single Family Residence

RESIDENTIAL

6917 WINNETKA AVE

WINNETKA, CA 91306

\$821,672 TopHap Estimate · \$486 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,692 ft²

LIVING AREA

0.17 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$822K

\$794K low

\$850K high

Last Sale

\$365,000 · May 1, 2013

Est. Owner Equity

\$463,284

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,633 (2025)
Assessed Value	\$449,459
Previous Assessed	\$440,647

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Floor/Wall Furnace
Cooling	Evaporative
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2013	Quitclaim	Quit Claim Transfer			
Apr 22, 2013	Resale	Grant Deed	\$365,000	\$216	\$358K
Jan 4, 2011	Quitclaim	Quit Claim Transfer			
Feb 8, 1999	Quitclaim	Quit Claim Transfer			
Feb 8, 1999	Resale	Trustees Deed	\$144,000	\$85	\$142K
Apr 30, 1991	Resale	Grant Deed	\$188,000	\$111	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullbright Elementary	Elementary	PK–5	0.3 mi
John A. Sutter Middle School	Middle	6–8	0.5 mi
Taft 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------