

Condominium

RESIDENTIAL

8430 WINNETKA AVE

WINNETKA, CA 91306

\$613,106 TopHap Estimate · \$386 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,587 ft²

LIVING AREA

6.29 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$613K

\$559K low

\$667K high

Last Sale

\$633,000 · Feb 13, 2025

Est. Owner Equity

\$106,706

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,830 (2025)
Assessed Value	\$460,816
Previous Assessed	\$451,781

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LOS ANGELES
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2025	Resale	Grant Deed	\$633,000	\$399	\$506K
Aug 25, 2017	Resale	Grant Deed	\$405,000	\$255	\$365K
Sep 18, 2009	Resale	Grant Deed	\$255,000	\$161	\$204K
Jul 6, 2009	Non-arms-length	Trustees Deed	\$208,250	\$131	
Jul 19, 2005	Resale	Grant Deed	\$405,000	\$255	\$324K
Jan 25, 1993	Quitclaim	Quit Claim Transfer			\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winnetka Elementary School	Elementary	KG–5	0.3 mi
Cleveland Charter High School	High	9–12	1.3 mi
John A. Sutter Middle School	Middle	6–8	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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