

Single Family Residence

RESIDENTIAL

20314 ROSCOE BLVD

WINNETKA, CA 91306

\$737,883 TopHap Estimate · \$595 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,241 ft²

LIVING AREA

0.22 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$738K

\$723K low

\$752K high

Last Sale

\$535,000 · Feb 24, 2006

Est. Owner Equity

\$202,883

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,025 (2025)
Assessed Value	\$731,103
Previous Assessed	\$716,769

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2024	Financing	Intrafamily Transfer			
Jan 25, 2006	Resale	Grant Deed	\$535,000	\$431	\$428K
Feb 24, 2006	Quitclaim	Quit Claim Transfer			
May 2, 2005	Recorded document	Grant Deed			
May 8, 2003	Quitclaim	Quit Claim Transfer			\$224K
Jun 6, 2002	Resale	Grant Deed	\$215,000	\$173	\$209K
Apr 25, 1990	Resale	Grant Deed	\$175,500	\$141	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunny Brae Avenue Elementary School	Elementary	KG–5	0.6 mi
John A. Sutter Middle School	Middle	6–8	1.2 mi
Cleveland Charter High School	High	9–12	1.6 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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