

Single Family Residence **RESIDENTIAL**

20427 ROSCOE BLVD

WINNETKA, CA 91306

\$802,204 TopHap Estimate · \$553 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,450 ft²

LIVING AREA

0.17 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$802K

\$747K low

\$857K high

Last Sale

\$600,000 · Oct 1, 2021

Est. Owner Equity

\$615,204

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$9,583 (2025)
Assessed Value	\$785,292
Previous Assessed	\$769,895

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2021	Resale	Grant Deed	\$600,000	\$414	\$187K
Dec 20, 2019	Recorded document	Affidavit Of Death			
Dec 20, 2019	Quitclaim	Quit Claim Transfer			
Aug 2, 2012	Quitclaim	Quit Claim Transfer			
Jun 14, 2011	Resale	Grant Deed	\$280,000	\$193	
Nov 18, 2005	Resale	Grant Deed	\$525,000	\$362	\$420K
Mar 23, 2001	Quitclaim	Quit Claim Transfer			
Mar 23, 2001	Resale	Grant Deed	\$215,000	\$148	\$172K
Aug 31, 2000	Foreclosure sale	Trustees Deed	\$151,150	\$104	
Aug 26, 1998	Resale	Grant Deed	\$165,000	\$114	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Limerick Avenue Elementary	Elementary	PK–5	0.5 mi
John A. Sutter Middle School	Middle	6–8	1.3 mi

Cleveland Charter High School	High	9–12	1.7 mi
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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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