

Single Family Residence **RESIDENTIAL**

23962 RACE ST

NEWHALL, CA 91321

\$716,500 TopHap Estimate · \$702 / ft² · confidence 92 · as of Jun 23, 2026



2

BEDS

1

BATHS

1,020 ft²

LIVING AREA

0.14 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$717K

\$659K low

\$774K high

Last Sale

\$82,000 · Aug 20, 2010

Est. Owner Equity

\$716,500

TAX & ASSESSMENT

Property Tax	\$5,090 (2025)
Assessed Value	\$318,728
Previous Assessed	\$312,479

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

51
FLOOD

80
WILDFIRE

50
HEAT

37
STORM

50
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2018	Quitclaim	Quit Claim Transfer			
May 11, 2018	Quitclaim	Quit Claim Transfer			
May 27, 2010	Resale	Grant Deed	\$82,000	\$80	
Feb 3, 2003	Quitclaim	Quit Claim Transfer			\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William S. Hart High School	High	9–12	1.2 mi
Placerita Junior High School	Middle	7–8	1.5 mi
Old Orchard Elementary School	Elementary	KG–6	1.6 mi

District: William S. Hart Union High School District (9-12)

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 91321

60 CRIME INDEX	103 AIR POLLUTION	35,927 POPULATION	\$98K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------