

Single Family Residence

RESIDENTIAL

1940 RIDGE ROUTE DR

LEBEC, CA 93243

\$502,201 TopHap Estimate · \$391 / ft² · confidence 83 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,286 ft²

LIVING AREA

5.19 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$502K

\$419K low

\$586K high

Last Sale

\$110,000 · Aug 24, 2005

Est. Owner Equity

\$472,201

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax

\$5,217 (2025)

Assessed Value

\$465,000

Previous Assessed

\$465,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KERN
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 35 ft²

Porch · 86 ft²

CLIMATE RISK

1 FLOOD	94 WILDFIRE	44 HEAT	20 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2005	Quitclaim	Quit Claim Transfer			
Jun 27, 2005	Quitclaim	Quit Claim Transfer			
Jun 27, 2005	Quitclaim	Quit Claim Transfer			
Jun 14, 2005	Resale	Grant Deed	\$110,000	\$86	
Oct 11, 2001	Non-arms-length	Grant Deed	\$10,000	\$8	
Oct 11, 2001	Resale	Grant Deed	\$10,000	\$8	
Jan 5, 2000	Resale	Trustees Deed	\$19,231	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
El Tejon Middle School	Middle	5–8	2.6 mi
Frazier Mountain School	High	9–12	2.8 mi
Frazier Park Elementary School	Elementary	KG–4	4.0 mi

District: El Tejon 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.

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 NEIGHBORHOOD · ZIP 93243

168 CRIME INDEX	96 AIR POLLUTION	2,042 POPULATION	\$52K MEDIAN IN-COME	61°F AVG TEMP	74% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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