

Single Family Residence

RESIDENTIAL

1600 RIDGE ROUTE DR

LEBEC, CA 93243

\$759,898 TopHap Estimate · \$164 / ft² · confidence 86 · as of Jul 14, 2026

3

BEDS

3

BATHS

4,629 ft²

LIVING AREA

21.62 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$760K

\$650K low

\$870K high

Last Sale

\$770,000 · May 30, 2025

Est. Owner Equity

\$28,398

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax

\$2,501 (2025)

Assessed Value

\$218,292

Previous Assessed

\$214,013

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 · 378 ft²

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	94 WILDFIRE	43 HEAT	22 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
May 5, 2025	Resale	Grant Deed	\$770,000	\$166	\$732K
Oct 9, 2024	Resale	Grant Deed	\$230,000	\$50	
Dec 1, 2010	Quitclaim	Quit Claim Transfer			
Aug 19, 2010	Recorded document	Affidavit Of Death			
Aug 19, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frazier Mountain School	High	9–12	2.4 mi
El Tejon Middle School	Middle	5–8	2.8 mi
Frazier Park Elementary School	Elementary	KG–4	3.5 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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