

Single Family Residence

RESIDENTIAL

2855 RIDGE ROUTE DR

LEBEC, CA 93243

\$700,815 TopHap Estimate · \$218 / ft² · confidence 86 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

3,210 ft²

LIVING AREA

20.01 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$701K

\$603K low

\$798K high

Last Sale

\$769,000 · Sep 16, 2022

Est. Owner Equity

\$700,815

TAX & ASSESSMENT

Property Tax

\$8,842 (2025)

Assessed Value

\$816,068

Previous Assessed

\$800,067

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

Porch · 88 ft²

CLIMATE RISK

1 FLOOD	95 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
Sep 7, 2022	Resale	Grant Deed	\$769,000	\$240	
Jun 18, 2018	Resale	Grant Deed	\$500,000	\$156	\$430K
Sep 17, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frazier Mountain School	High	9–12	2.6 mi
El Tejon Middle School	Middle	5–8	2.7 mi
Frazier Park Elementary School	Elementary	KG–4	3.6 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	Absentee owner
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