

Single Family Residence **RESIDENTIAL**

CA

\$722,981 TopHap Estimate · \$251 / ft² · confidence 83 · as of Jul 14, 2026



7
BEDS

4
BATHS

2,880 ft²
LIVING AREA

0.37 ac
LOT SIZE

2021
YEAR BUILT

VALUATION

\$723K

\$600K low

\$846K high

Last Sale

\$125,000 · Apr 28, 2016

Est. Owner Equity

\$722,981

TAX & ASSESSMENT

Property Tax	\$10,857 (2025)
Assessed Value	\$741,739
Previous Assessed	\$417,863

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.37
Construction	Wood (Unspecified)
Heating	Central
Pool	No

CLIMATE RISK

88 FLOOD	83 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	\$/FT²	LOAN
Apr 12, 2016	Resale	Grant Deed	\$125,000	\$43	
Apr 18, 2016	Quitclaim	Quit Claim Transfer			
Nov 14, 2013	Quitclaim	Quit Claim Transfer			
Nov 18, 2013	Quitclaim	Quit Claim Transfer			
Nov 13, 2013	Resale	Grant Deed	\$120,000	\$42	
Jun 27, 2006	Quitclaim	Quit Claim Transfer			
Feb 7, 2006	Resale	Grant Deed	\$85,000	\$30	
Feb 14, 2006	Recorded document	Grant Deed			
Apr 3, 2002	Resale	Grant Deed	\$37,500	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William S. Hart High School	High	9–12	0.9 mi
Placerita Junior High School	Middle	7–8	1.2 mi
Peachland Elementary School	Elementary	KG–6	1.3 mi

District: Newhall Elementary 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.

OWNERSHIP

Occupancy

Absentee owner