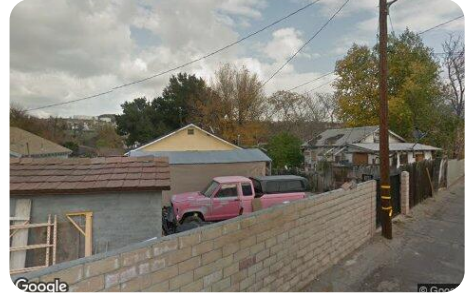


Single Family Residence **RESIDENTIAL**

23953 RACE ST

NEWHALL, CA 91321

\$333,692 TopHap Estimate · \$596 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

560 ft²

LIVING AREA

3,456 ft²

LOT SIZE

1939

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$334K

\$322K low

\$346K high

Last Sale

\$165,000 · May 17, 2002

Est. Owner Equity

\$61,192

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,085 (2025)
Assessed Value	\$243,731
Previous Assessed	\$238,953

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.08
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

55 FLOOD	81 WILDFIRE	47 HEAT	40 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2014	Financing	Intrafamily Transfer			\$165K
May 17, 2002	Resale	Grant Deed	\$165,000	\$295	\$132K
May 17, 2002	Quitclaim	Quit Claim Transfer			
Sep 19, 1996	Quitclaim	Quit Claim Transfer			
Sep 19, 1996	Quitclaim	Quit Claim Transfer			
Jun 10, 1994	Resale	Grant Deed	\$43,000	\$77	
Sep 13, 1993	Recorded document	Grant Deed			
Sep 2, 1993	Non-arms-length	Trustees Deed	\$120,415	\$215	
Aug 25, 1988	Resale	Grant Deed	\$88,000	\$157	\$79K

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

OWNERSHIP

Occupancy	Owner occupied
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