

Single Family Residence **RESIDENTIAL**

23942 RACE ST

NEWHALL, CA 91321

\$375,517 TopHap Estimate · \$958 / ft² · confidence 89 · as of Jul 14, 2026



1

BATHS

392 ft²

LIVING AREA

2,071 ft²

LOT SIZE

1948

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$376K

\$335K low

\$416K high

Last Sale

\$42,500 · Sep 1, 1999

Est. Owner Equity

\$343,017

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$1,774 (2025)
Assessed Value	\$65,296
Previous Assessed	\$64,016

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Pool	No

CLIMATE RISK

51 FLOOD	81 WILDFIRE	47 HEAT	40 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
Sep 1, 1999	Resale	Grant Deed	\$42,500	\$108	\$33K
Feb 16, 1971	Recorded document	Grant Deed			

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	1.7 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------