

Single Family Residence

RESIDENTIAL

1527 RIDGE ROUTE DR

LEBEC, CA 93243

\$558,906 TopHap Estimate · \$237 / ft² · confidence 82 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,360 ft²

LIVING AREA

20.48 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$559K

\$459K low

\$659K high

Last Sale

\$385,500 · Sep 3, 2014

Est. Owner Equity

\$285,106

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax

\$5,198 (2025)

Assessed Value

\$472,569

Previous Assessed

\$463,304

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	Spa/Hot Tub (Only)

Porch · 841 ft²

CLIMATE RISK

1 FLOOD	95 WILDFIRE	44 HEAT	20 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2014	Resale	Grant Deed	\$385,500	\$163	\$274K
Feb 2, 2009	Resale	Grant Deed	\$365,000	\$155	\$292K
Jun 20, 2008	Non-arms-length	Trustees Deed	\$585,831	\$248	
Mar 2, 2006	Quitclaim	Quit Claim Transfer			\$450K
Jan 10, 2005	Resale	Grant Deed	\$80,000	\$34	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frazier Mountain School	High	9–12	2.5 mi
El Tejon Middle School	Middle	5–8	2.9 mi
Frazier Park Elementary School	Elementary	KG–4	3.8 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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