

Single Family Residence **RESIDENTIAL**

23947 RACE ST

NEWHALL, CA 91321

\$499,000 TopHap Estimate · \$1,085 / ft² · confidence 87 · as of Jul 14, 2026

1

BEDS

1

BATHS

460 ft²

LIVING AREA

2,190 ft²

LOT SIZE

1938

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$499K

\$434K low

\$564K high

Last Sale

\$225,000 · Jul 23, 2019

Est. Owner Equity

\$0

Loan-to-Value

119%

TAX & ASSESSMENT

Property Tax

\$4,062 (2025)

Assessed Value

\$246,067

Previous Assessed

\$241,243

PROPERTY FACTS

Property Type	Single Family Residence
County	LOS ANGELES
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

56 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
Mar 20, 2021	Financing	Intrafamily Transfer			
Jun 4, 2020	Financing	Re-Recorded Document			
Jun 4, 2020	Quitclaim	Quit Claim Transfer			
Jul 18, 2019	Resale	Grant Deed	\$225,000	\$489	\$240K
Jun 6, 2019	Resale	Grant Deed	\$200,000	\$435	

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------