

Single Family Residence **RESIDENTIAL**

23960 RACE ST

NEWHALL, CA 91321

\$437,353 TopHap Estimate · \$457 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

958 ft²

LIVING AREA

0.15 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$437K

\$415K low

\$460K high

Last Sale

\$392,000 · Jul 9, 2018

Est. Owner Equity

\$52,454

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$6,520 (2025)
Assessed Value	\$446,668
Previous Assessed	\$437,911

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Solar
Pool	No

CLIMATE RISK

67 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
Jun 20, 2018	Resale	Grant Deed	\$392,000	\$409	\$385K
Jun 22, 2018	Quitclaim	Quit Claim Transfer			
Mar 22, 2018	Recorded document	Affidavit Of Death			
May 29, 1968	Non-arms-length	Grant Deed	\$10,000	\$10	

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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