

Duplex (2 Units, Any Combination) **RESIDENTIAL**

24106 RACE ST

NEWHALL, CA 91321



4
BEDS

2
BATHS

1,300 ft²
LIVING AREA

0.14 ac
LOT SIZE

1951
YEAR BUILT

VALUATION

Last Sale

\$450,000 · Sep 12, 2006

TAX & ASSESSMENT

Property Tax	\$8,843 (2025)
Assessed Value	\$608,710
Previous Assessed	\$596,776

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOS ANGELES
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

39 FLOOD	78 WILDFIRE	50 HEAT	37 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2006	Resale	Grant Deed	\$450,000	\$346	\$360K
Aug 16, 2006	Quitclaim	Quit Claim Transfer			
Apr 23, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William S. Hart High School	High	9–12	1.0 mi
Placerita Junior High School	Middle	7–8	1.3 mi
Old Orchard Elementary School	Elementary	KG–6	1.5 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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