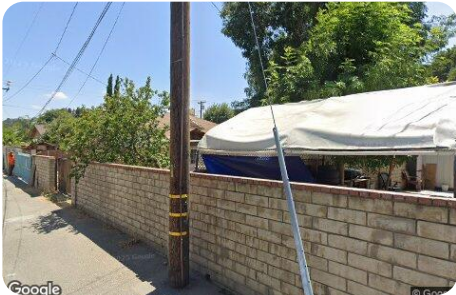
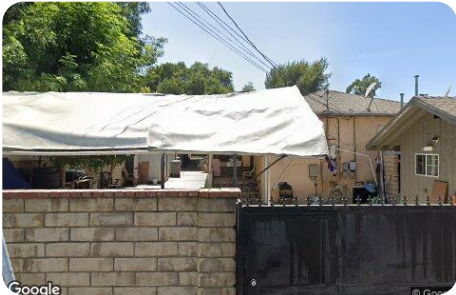


Duplex (2 Units, Any Combination)

RESIDENTIAL

24016 RACE ST

NEWHALL, CA 91321



4

BEDS

2

BATHS

2,136 ft²

LIVING AREA

0.14 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

3

ROOMS

TAX & ASSESSMENT

Property Tax	\$4,069 (2025)
Assessed Value	\$189,455
Previous Assessed	\$185,741

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	LOS ANGELES
Lot (acres)	0.14
Construction	Wood (Unspecified)

Roof	Composition Shingle
Cooling	Yes
Pool	No

CLIMATE RISK

66 FLOOD	80 WILDFIRE	50 HEAT	37 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	\$/FT ²	LOAN
Jun 25, 2018	Quitclaim	Quit Claim Transfer			
Jun 21, 2018	Recorded document	Affidavit Of Death			
Jun 2, 1992	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William S. Hart High School	High	9–12	1.1 mi
Placerita Junior High School	Middle	7–8	1.4 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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