

Single Family Residence **RESIDENTIAL**

# 24154 RACE ST

NEWHALL, CA 91321

**\$730,101** TopHap Estimate · \$1,161 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**629 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$730K**

\$647K low

\$813K high

Last Sale

**\$142,000 · Aug 13, 2002**

Est. Owner Equity

**\$595,201**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,705 (2025) |
| Assessed Value    | \$202,595      |
| Previous Assessed | \$198,624      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 57<br>FLOOD | 77<br>WILDFIRE | 50<br>HEAT | 37<br>STORM | 50<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|------------|-----------|--------|--------|
| Aug 13, 2002 | Resale            | Grant Deed | \$142,000 | \$226  | \$121K |
| Jul 8, 1999  | Recorded document | Mortgage   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| William S. Hart High School  | High       | 9–12   | 0.9 mi   |
| Placerita Junior High School | Middle     | 7–8    | 1.3 mi   |
| Peachland Elementary School  | Elementary | KG–6   | 1.3 mi   |

District: Newhall Elementary 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 91321

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>35,927</b><br>POPULATION | <b>\$98K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|