

Residential - Vacant Land **RESIDENTIAL**  
CA

9.86 ac  
LOT SIZE

VALUATION

Last Sale **\$985,844 · Oct 24, 2024**

TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$697 (2025)</b> |
| Assessed Value    | <b>\$55,200</b>     |
| Previous Assessed | <b>\$48,068</b>     |

PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>LOS ANGELES</b>               |
| Pool          | <b>No</b>                        |

TRANSACTION HISTORY

| DATE                | TYPE            | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN |
|---------------------|-----------------|---------------|-------------|--------------------|------|
| <b>Jun 4, 2025</b>  | Financing       | DTOT          |             |                    |      |
| <b>Mar 7, 2025</b>  | Financing       | Grant Deed    |             |                    |      |
| <b>Oct 23, 2024</b> | Financing       | Trustees Deed |             |                    |      |
| <b>Jul 25, 2013</b> | Non-arms-length | Trustees Deed | \$2,000,000 |                    |      |

|              |                   |               |             |
|--------------|-------------------|---------------|-------------|
| Mar 7, 2011  | Financing         | Mortgage      | \$2.5M      |
| Nov 13, 2012 | Non-arms-length   | Trustees Deed | \$2,000,000 |
| Sep 8, 2000  | Resale            | Grant Deed    | \$20,000    |
| Oct 22, 1969 | Recorded document | Grant Deed    |             |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Northlake Hills Elementary School | Elementary | KG–6   | 2.8 mi   |
| Castaic Middle School             | Middle     | 7–8    | 2.9 mi   |
| Valencia High School              | High       | 9–12   | 3.4 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.

## OWNERSHIP

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