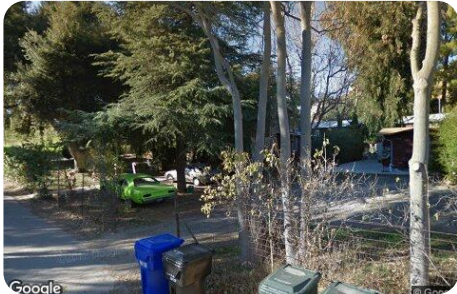
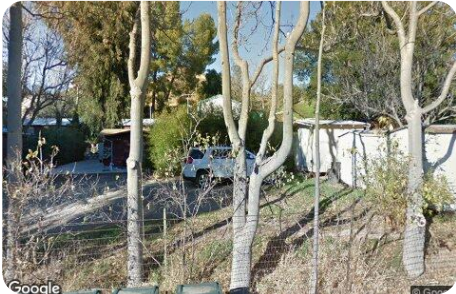


Duplex (2 Units, Any Combination) **RESIDENTIAL**

CA



1
BEDS

2
BATHS

782 ft²
LIVING AREA

0.15 ac
LOT SIZE

1934
YEAR BUILT

VALUATION

Last Sale **\$50,000 · Jan 8, 2026**

TAX & ASSESSMENT

Property Tax	\$957 (2025)
Assessed Value	\$41,532
Previous Assessed	\$40,718

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOS ANGELES
Lot (acres)	0.15
Construction	Wood (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	90 WILDFIRE	58 HEAT	33 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2026	Financing	Intrafamily Transfer			
Jan 6, 2026	Resale	Grant Deed	\$50,000	\$64	
Sep 28, 1998	Resale	Grant Deed	\$89,000	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castaic Middle School	Middle	7–8	2.1 mi
Live Oak Elementary School	Elementary	KG–6	2.6 mi
Valencia High School	High	9–12	5.9 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
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