

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

# 24009 RACE ST

NEWHALL, CA 91321



**4**  
BEDS

**2**  
BATHS

**1,911 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1964**  
YEAR BUILT

## VALUATION

Last Sale

**\$190,000 · May 24, 2011**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$5,898 (2025)</b> |
| Assessed Value    | <b>\$344,786</b>      |
| Previous Assessed | <b>\$338,027</b>      |

## PROPERTY FACTS

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

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>41</b><br>FLOOD | <b>81</b><br>WILDFIRE | <b>50</b><br>HEAT | <b>37</b><br>STORM | <b>50</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 6, 2015  | Quitclaim | Quit Claim Transfer |           |        | \$175K |
| Oct 15, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 17, 2011 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 19, 2011 | Resale    | Grant Deed          | \$190,000 | \$99   | \$182K |
| Apr 25, 2007 | Resale    | Grant Deed          | \$510,000 | \$267  | \$408K |
| Jan 27, 2005 | Resale    | Grant Deed          | \$400,000 | \$209  | \$320K |
| Oct 14, 2003 | Resale    | Grant Deed          | \$310,000 | \$162  | \$248K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|