

Single Family Residence **RESIDENTIAL**

# 24112 RACE ST

NEWHALL, CA 91321

**\$336,028** TopHap Estimate · \$331 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,014 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1949**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$336K**

\$287K low

\$385K high

Last Sale

**\$141,000 · Aug 27, 2010**

Est. Owner Equity

**\$18,928**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,892 (2025) |
| Assessed Value    | \$211,274      |
| Previous Assessed | \$207,133      |

## 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

**39**  
FLOOD

**78**  
WILDFIRE

**50**  
HEAT

**37**  
STORM

**50**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Oct 5, 2021  | Financing       | Intrafamily Transfer |           |        | \$317K |
| Oct 5, 2021  | Financing       | Intrafamily Transfer |           |        |        |
| May 27, 2015 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Aug 23, 2010 | Resale          | Grant Deed           | \$141,000 | \$139  |        |
| Aug 3, 2009  | Non-arms-length | Trustees Deed        | \$190,947 | \$188  |        |
| Oct 20, 2006 | Financing       | Intrafamily Transfer |           |        | \$372K |
| Jul 28, 2004 | Quitclaim       | Quit Claim Transfer  |           |        |        |
| Jul 28, 2004 | Resale          | Grant Deed           | \$300,000 | \$296  | \$240K |
| Feb 3, 2004  | Resale          | Grant Deed           | \$150,000 | \$148  | \$148K |
| Jan 25, 1996 | Resale          | Grant Deed           | \$112,500 | \$111  | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| William S. Hart High School   | High       | 9–12   | 1.0 mi   |
| Placerita Junior High School  | Middle     | 7–8    | 1.3 mi   |
| Old Orchard Elementary School | Elementary | KG–6   | 1.5 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 | Absentee owner |
|-----------|----------------|