

Duplex (2 Units, Any Combination)

RESIDENTIAL

24003 RACE ST

NEWHALL, CA 91321



6

BEDS

2

BATHS

2,318 ft²

LIVING AREA

0.13 ac

LOT SIZE

1984

YEAR BUILT

VALUATION

Last Sale

\$650,000 · Aug 5, 2005

TAX & ASSESSMENT

Property Tax	\$12,072 (2025)
Assessed Value	\$860,930
Previous Assessed	\$844,050

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOS ANGELES
Lot (acres)	0.13
Construction	Wood (Unspecified)
Cooling	Central
Pool	No

CLIMATE RISK

43 FLOOD	81 WILDFIRE	50 HEAT	37 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2022	Financing	Intrafamily Transfer			
Oct 16, 2007	Quitclaim	Quit Claim Transfer			
Jun 3, 2005	Resale	Grant Deed	\$650,000	\$280	\$504K
Aug 5, 2005	Quitclaim	Quit Claim Transfer			
Jul 1, 2003	Financing	Grant Deed			\$160K
Jun 30, 2003	Quitclaim	Quit Claim Transfer			\$160K
Jun 25, 2003	Financing	Grant Deed			\$160K
Aug 19, 1999	Quitclaim	Quit Claim Transfer			
Aug 28, 1998	Resale	Grant Deed	\$150,000	\$65	\$147K

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

60 CRIME INDEX	103 AIR POLLUTION	35,927 POPULATION	\$98K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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