

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

24138 RACE ST

NEWHALL, CA 91321



5
BEDS

3
BATHS

2,168 ft²
LIVING AREA

0.2 ac
LOT SIZE

1964
YEAR BUILT

VALUATION

Last Sale

\$458,000 · Feb 3, 2005

TAX & ASSESSMENT

Property Tax	\$9,392 (2025)
Assessed Value	\$638,395
Previous Assessed	\$625,879

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOS ANGELES
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

15 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
Dec 17, 2004	Resale	Grant Deed	\$458,000	\$211	\$360K
Nov 9, 1999	Quitclaim	Quit Claim Transfer			
Oct 29, 1997	Quitclaim	Quit Claim Transfer			
Oct 29, 1997	Resale	Trustees Deed	\$127,000	\$59	\$114K
Oct 29, 1997	Quitclaim	Quit Claim Transfer			
Sep 12, 1990	Non-arms-length	Grant Deed	\$17,500	\$8	

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
Peachland Elementary School	Elementary	KG–6	1.3 mi

District: Newhall Elementary School District

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

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