

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

24100 RACE ST

NEWHALL, CA 91321



4
BEDS

2
BATHS

1,904 ft²
LIVING AREA

0.13 ac
LOT SIZE

1963
YEAR BUILT

VALUATION

Last Sale

\$175,000 · May 30, 2001

TAX & ASSESSMENT

Property Tax	\$7,956 (2025)
Assessed Value	\$519,251
Previous Assessed	\$509,071

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LOS ANGELES
Lot (acres)	0.13
Construction	Wood (Unspecified)
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
Aug 4, 2005	Quitclaim	Quit Claim Transfer			
Oct 7, 2005	Financing	Intrafamily Transfer			\$300K
May 30, 2001	Resale	Grant Deed	\$175,000	\$92	\$173K

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

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