

18132 Yorba Linda Blvd, Yorba Linda, CA 92886-3954, Orange County

APN: 343-582-01 CLIP: 3158960446

**Beds**
N/A**Full Baths**
N/A**Half Baths**
N/A**Sale Price**
\$400,000**Sale Date**
N/A**Bldg Sq Ft**
N/A**Lot Sq Ft**
10,019**Yr Built**
N/A**Type**
COM-NEC**OWNER INFORMATION**

Owner Name	Bawa Harbans S	Tax Billing Zip	92886
Mail Owner Name	Harbans S Bawa	Tax Billing Zip+4	2629
Tax Billing Address	18791 Haven Ln	Owner Occupied	No
Tax Billing City & State	Yorba Linda, CA		

COMMUNITY INSIGHTS

Median Home Value	\$1,291,687	School District	PLACENTIA-YORBA LINDA UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	71 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	57 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	98	Q1 Home Price Forecast	\$1,287,906
Standardized Test Rank	90 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION

Zip Code	92886	School District	Placentia
Carrier Route	C050	Comm College District Code	N Orange Co Jt
Zoning	C	Census Tract	218.02
Tract Number	860	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	343-582-01	Lot	5
% Improved	6%	Block	20
Tax Area	25036	Water Tax Dist	Orange Co
Legal Description	YORBA LINDA TR LOT 5 BLK 20 P OR OF LOT TR 860		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$450,919	\$442,078	\$433,410
Assessed Value - Land	\$423,883	\$415,572	\$407,423
Assessed Value - Improved	\$27,036	\$26,506	\$25,987
YOY Assessed Change (\$)	\$8,841	\$8,668	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,689		
2024	\$5,807	\$118	2.07%
2025	\$5,954	\$147	2.53%

Special Assessment	Tax Amount
Ocsd Sewer User Fee	\$917.25
Ylwd Capital Finance Chg	\$160.56
Lndsop & Ltg #1	\$72.62
Mwd Water Stdby Chg	\$10.08
Mosq/Fire Ant Assmt	\$9.07
Vector Control Chg	\$4.80
Total Of Special Assessments	\$1,174.38

CHARACTERISTICS

County Land Use	Commercial	Lot Acres	0.23
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Universal Land Use	Commercial (NEC)	Lot Area	10,019
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SELL SCORE			
Value As Of	2026-06-14 06:33:00		

LAST MARKET SALE & SALES HISTORY

Recording Date	07/01/1981	Deed Type	Deed (Reg)
Sale Price	\$400,000	Owner Name	Bawa Harbans S
Document Number	14123-1622	Seller	Monson Charles L
Sale Type	Full		

Recording Date	08/08/2002	11/05/1990	07/01/1981
Sale Date	03/16/2002	10/1990	
Sale Price		\$37,000	\$400,000
Nominal	Y		
Buyer Name	Bawa Trust	Bawa Harbans S & Barinder	Langston Laurence G
Seller Name	Bawa Harbans S & Barinder	Langston Laurenc	Monson Charles L
Document Number	659130	583467	14123-1622
Document Type	Grant Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	07/29/2015	12/13/2013	09/17/2007	09/17/2007	09/19/2002
Mortgage Amount	\$547,500	\$2,000,000		\$2,442,020	\$337,500
Mortgage Lender	Commercestwest Bk	Bridge Bk/Na	Private Individual	Bridge Bk/Na	California Bk&Tr
Mortgage Code	Conventional	Small Business Admini stration	Private Party Lender	Small Business Admini stration	Conventional

Mortgage Date	11/05/1990	07/01/1981
Mortgage Amount	\$16,781	\$350,000
Mortgage Lender		
Mortgage Code	Private Party Lender	Private Party Lender

PROPERTY MAP



*Lot Dimensions are Estimated

