

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

APN: 343-582-02 CLIP: 2336287191

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	8,276	N/A	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	Comm College District Code	N Orange Co Jt
Carrier Route	C050	Census Tract	218.02
Tract Number	860	Within 250 Feet of Multiple Flood Zone	No
School District	Placentia		

TAX INFORMATION			
APN	343-582-02	Block	20
Tax Area	25036	Water Tax Dist	Orange Co
Lot	5		
Legal Description	YORBA LINDA TR LOT 5 BLK 20 P OR OF LOT AS DESC IN DD -7849/ 135 OR- TR 860		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$216,427	\$212,184	\$208,024
Assessed Value - Land	\$216,427	\$212,184	\$208,024
YOY Assessed Change (\$)	\$4,243	\$4,160	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$2,240		
2024	\$2,275	\$35	1.57%
2025	\$2,324	\$49	2.14%

Special Assessment	Tax Amount
Lndscp & Ltg #1	\$14.72
Mwd Water Stdby Chg	\$10.08
Mosq/Fire Ant Assmt	\$4.54
Vector Control Chg	\$0.48
Total Of Special Assessments	\$29.82

CHARACTERISTICS			
County Land Use	Commercial	Lot Acres	0.19
Universal Land Use	Commercial (NEC)	Lot Area	8,276

SELL SCORE			
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LAST MARKET SALE & SALES HISTORY

Owner Name	Bawa Harbans S
Recording Date	08/08/2002
Sale Date	03/16/2002
Nominal	Y
Buyer Name	Bawa Trust
Seller Name	Bawa Harbans S & Barinder
Document Number	659130
Document Type	Grant Deed

MORTGAGE HISTORY

Mortgage Date	07/29/2015	12/13/2013
Mortgage Amount	\$547,500	\$2,000,000
Mortgage Lender	Commercestwest Bk	Bridge Bk/Na
Mortgage Code	Conventional	Small Business Administration

PROPERTY MAP

