

Single Family Residence **RESIDENTIAL**

CA



## VALUATION

Last Sale

**\$3,310,000 · Feb 13, 2026**

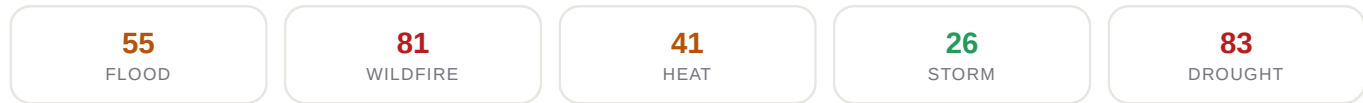
## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$7,325 (2025)</b> |
| Assessed Value    | <b>\$2,455,387</b>    |
| Previous Assessed | <b>\$603,150</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>ORANGE</b>                  |
| Pool          | <b>No</b>                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-------------|--------------------|--------|
| Feb 12, 2026 | Resale | Grant Deed | \$3,310,000 |                    | \$1.3M |
| Dec 8, 2025  | Resale | Grant Deed | \$4,021,500 |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Travis Ranch            | Elementary | KG–8   | 0.8 mi   |
| Yorba Linda High School | High       | 9–12   | 1.6 mi   |

District: Placentia-Yorba Linda Unified 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.

## OWNERSHIP

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