

Single Family Residence **RESIDENTIAL**

# 18640 SEABISCUIT RUN

YORBA LINDA, CA 92886

**\$3,244,011** TopHap Estimate · \$523 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**5**  
BEDS

**5.5**  
BATHS

**6,198 ft<sup>2</sup>**  
LIVING AREA

**0.33 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**4**  
PARKING

## VALUATION

**\$3.2M**

\$2.9M low

\$3.6M high

Last Sale

**\$3,200,000 · Mar 4, 2026**

Est. Owner Equity

**\$1,324,011**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$27,420 (2025) |
| Assessed Value    | \$2,535,768     |
| Previous Assessed | \$2,486,048     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ORANGE                  |
| Lot (acres)   | 0.33                    |
| Pool          | Pool W/Hot Tub/Spa      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Jan 12, 2026 | Resale    | Grant Deed           | \$3,200,000 | \$516              | \$1.9M |
| Feb 18, 2026 | Financing | Intrafamily Transfer |             |                    |        |
| Jan 6, 2014  | Resale    | Grant Deed           | \$2,028,000 | \$327              |        |
| Apr 25, 2006 | Resale    | Grant Deed           | \$2,098,000 | \$338              | \$1.5M |
| Nov 3, 2005  | Resale    | Grant Deed           | \$1,648,000 | \$266              | \$1.3M |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Mabel M. Paine Elementary School | Elementary | KG–5   | 0.4 mi   |
| Yorba Linda Middle School        | Middle     | 6–8    | 1.1 mi   |
| Yorba Linda High School          | High       | 9–12   | 1.1 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.

## NEIGHBORHOOD · ZIP 92886

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>48,876</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|