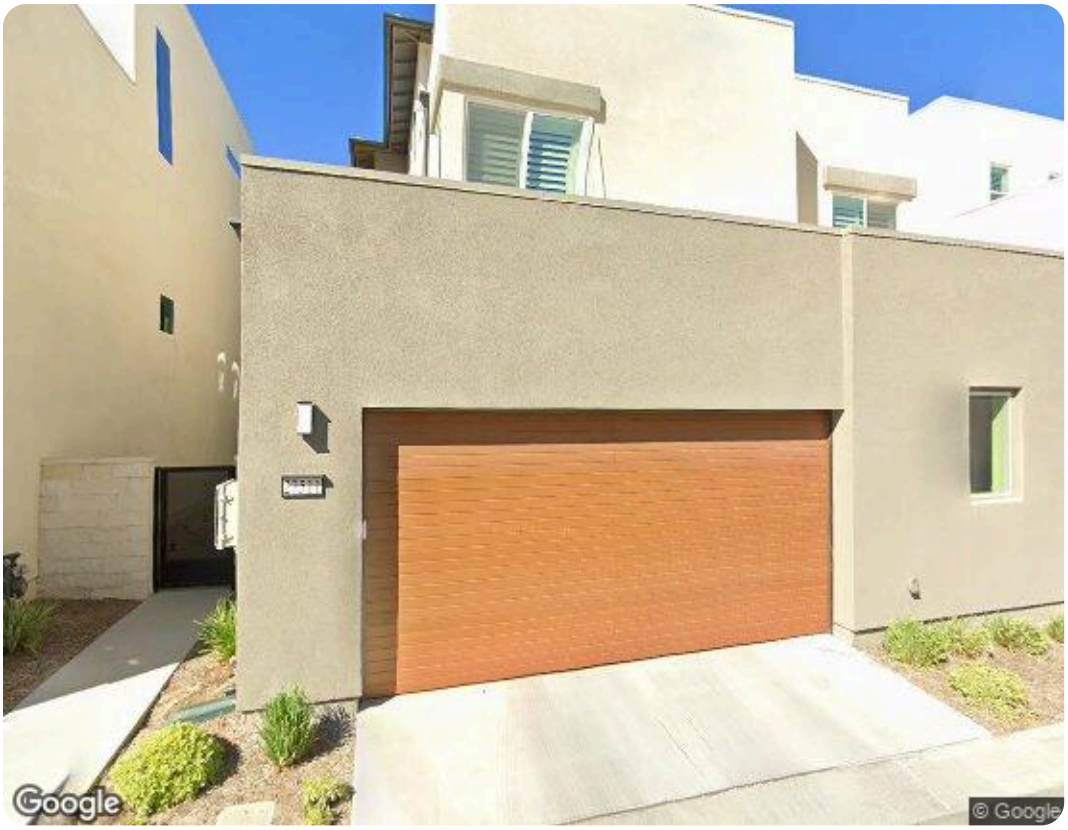
27512 Golden Currant Pl
Valencia, CA 91381





Sam Urban

Listing Agent. Strategic Negotiator.

California Real Estate License #02027092

California Appraisal License #02027092

Work (661) 539-5842 | Office (661) 539-5842

connect@samurban.homes

samurban.homes

Sam Urban Real Estate Sales & Investments

742 W Lancaster Blvd

3rd Floor

Lancaster, CA 93534

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Off Market / Public Record • Sold Date: 12/16/2021, Public Record

Closed Price

$905,009

Off Market Date 12/16/2021

RVM®

$897,340

RVM® Updated 10/11/2026

RVM® Estimated Range

$879.4K $915.3K

RVM® Confidence

RVM® Month Change

↑ $40

RVM® Year Change

↓ 6.33%

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Condo/Townhouse/Apt.	–
Property Subtype	Condominium Unit (Residential)	–
Bedrooms	4	–
Total Baths	4	–
Full Baths	4	–
Partial Baths	–	–
Living Area (sq ft)	2,966	–
Building Area (sq ft)	2,966	–
Lot Size	0.27 acres	–
Lot Dimensions	11691 SF	–
Garage (spaces)	0	–
Year Built	2021	–
Heating	Solar	–
Construction	Wood	–
Number of Units	1	–

Interior Features

PUBLIC

Heating Fuel Type	Solar

Exterior Features

PUBLIC

Lot Size - Square Feet	11,691 sq ft	Lot Size - Acres	0.27 acres
Neighborhood Code	01/01140	Current Use	Condominium Unit (Residential)
Building Quality	A-		

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27512 Golden Currant Pl, Valencia, CA 91381

Legal Description

Parcel Number	2826-175-039	**County**	Los Angeles County
Zoning	LCA25*	**Census Tract**	060379203.393008
Carrier Route	R067	**Abbreviated Description**	TR=61105-04 POR LOT 1 PH 2 CONDO UNIT 35 (AIRSPACE AND 1/8 INT IN COMMON AREA)
Current Use	Condominium Unit (Residential)		

Owner Facts

Owner Name (Public)	JOHN M. KIM	**Owner Name 2 (Public)**	ANGELA KIM
Time Owned	0-5 Yrs	**Mailing Address**	27512 Golden Currant Pl Valencia CA 91381-2119
Phone Number	6619041700	**Owner Occupied**	Yes

Location Details

Flood Zone	X (unshaded)

Public Record History

Tax

Assessment Year	2026	2025	2024	2023	2022
Assessed Value - Land	$324,729	$318,362	$312,120	$306,000	$300,000
Assessed Value - Improvements	$654,870	$642,030	$629,442	$617,100	$605,000
Total Assessed Value	$979,599	$960,392	$941,562	$923,100	$905,000
Tax Rate Code Area	17-359	17-359	17-359	17-359	17-359
CA Home Owner Exemption	H	H	H	H	H
Total Tax Amount	–	$16,712	$16,132	$15,990	$15,708

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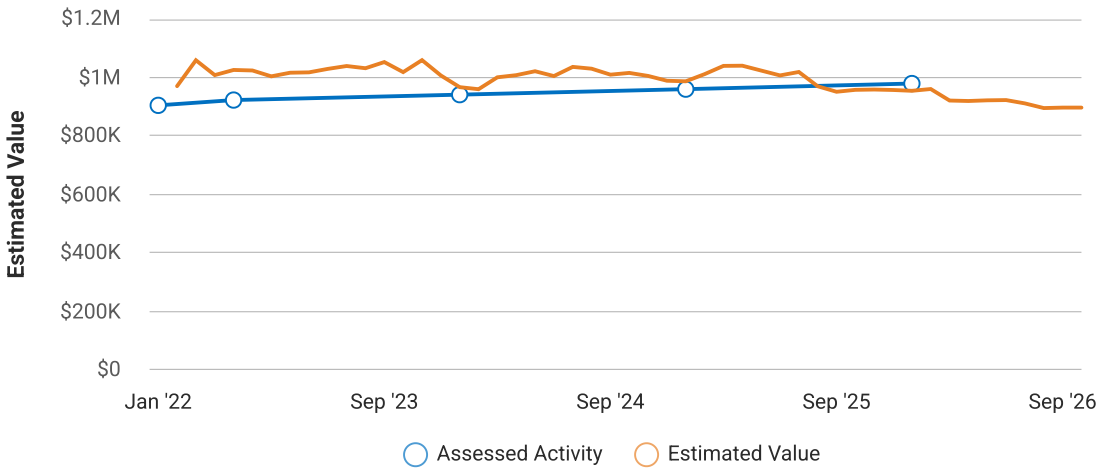
27512 Golden Currant Pl, Valencia, CA 91381

Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



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Schools

School data is showing the schools assigned to this property location.

Oak Hills Elementary School

Elementary | Public School | Grades K-6 | Newhall School District

School Details

Address
26730 Old Rock Rd, Valencia, CA 91381

Phone
(661) 291-4100

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts	Oak Hills Elementary School	Newhall School District
Overall Grade	A	A-
Total Enrollment	612	5,928
Students per Teacher	26:1	25:1
Students in Free Lunch Program	27%	47%
Academic Grade	A	A-
Average GPA	–	–
Math Proficiency	75%	62%
Reading Proficiency	83%	66%
Gifted Students	3%	–
AP Enrollment	–	–
Graduation Rate	–	–
Average ACT Score	–	–
Average SAT Score	–	–
Teacher Grade	A	A-
Average Teacher Salary	$106,259	$106,259
Teachers in 1st or 2nd Year	12%	8%

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Rancho Pico Junior High School

Middle | Public School | Grades 7-8 | William S. Hart Union High School District

School Details

Address
26250 W Valencia Blvd,
Stevenson Ranch, CA 91381

Phone
(661) 284-3260

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts	Rancho Pico Junior High School	William S. Hart Union High School District
Overall Grade	A+	A+
Total Enrollment	848	20,685
Students per Teacher	22:1	22:1
Students in Free Lunch Program	14%	24%
Academic Grade	A	A
Average GPA	–	3.65 (out of 9,254 responses)
Math Proficiency	63%	41%
Reading Proficiency	78%	68%
Gifted Students	–	–
AP Enrollment	–	–
Graduation Rate	–	95%
Average ACT Score	–	28 (out of 601 responses)
Average SAT Score	–	1270 (out of 2,505 responses)
Teacher Grade	A+	A+
Average Teacher Salary	$98,207	$98,207
Teachers in 1st or 2nd Year	–	15%

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West Ranch High School

High | Public School | Grades 9-12 | William S. Hart Union High School District

School Details

Address
26255 W Valencia Blvd,
Valencia, CA 91381

Phone
(661) 222-1220

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche

Update Frequency: Quarterly

School Facts	West Ranch High School	William S. Hart Union High School District
Overall Grade	A+	A+
Total Enrollment	1,843	20,685
Students per Teacher	24:1	22:1
Students in Free Lunch Program	12%	24%
Academic Grade	A	A
Average GPA	3.73 (out of 1,684 responses)	3.65 (out of 9,254 responses)
Math Proficiency	58%	41%
Reading Proficiency	86%	68%
Gifted Students	–	–
AP Enrollment	–	–
Graduation Rate	98%	95%
Average ACT Score	31 (out of 154 responses)	28 (out of 601 responses)
Average SAT Score	1330 (out of 623 responses)	1270 (out of 2,505 responses)
Teacher Grade	A+	A+
Average Teacher Salary	$98,207	$98,207
Teachers in 1st or 2nd Year	–	15%

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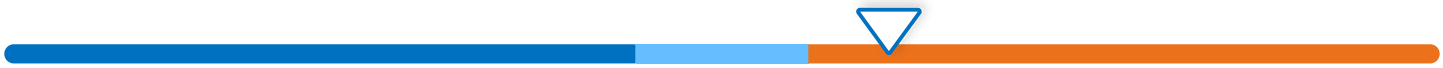
Market Trends

Market Trends for Stevenson Ranch, CA 91381

Condo/Townhouse/Apt.

September 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
7.4	–	–	–
↑ 21.51% MoM			

September 2026 Median Estimated Property Value

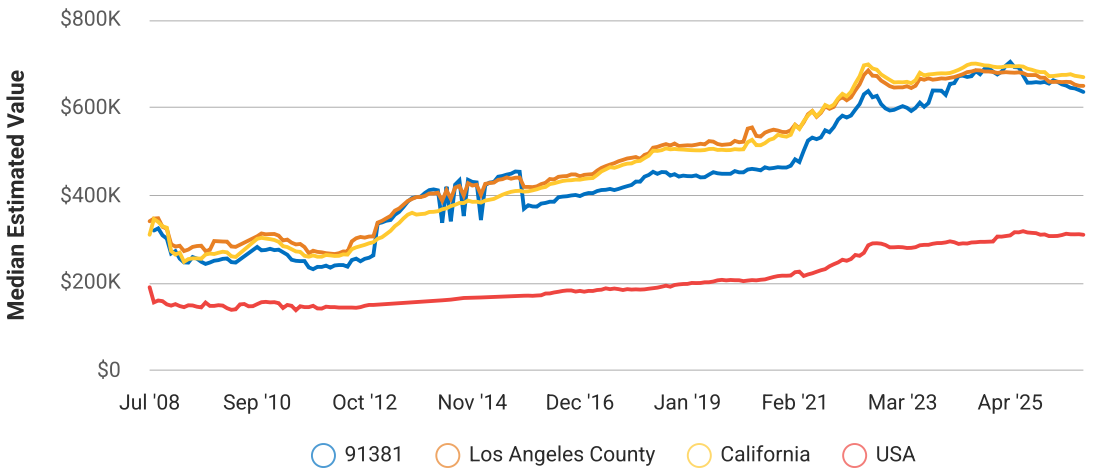
Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$635,740	-0.7%	-3.2%



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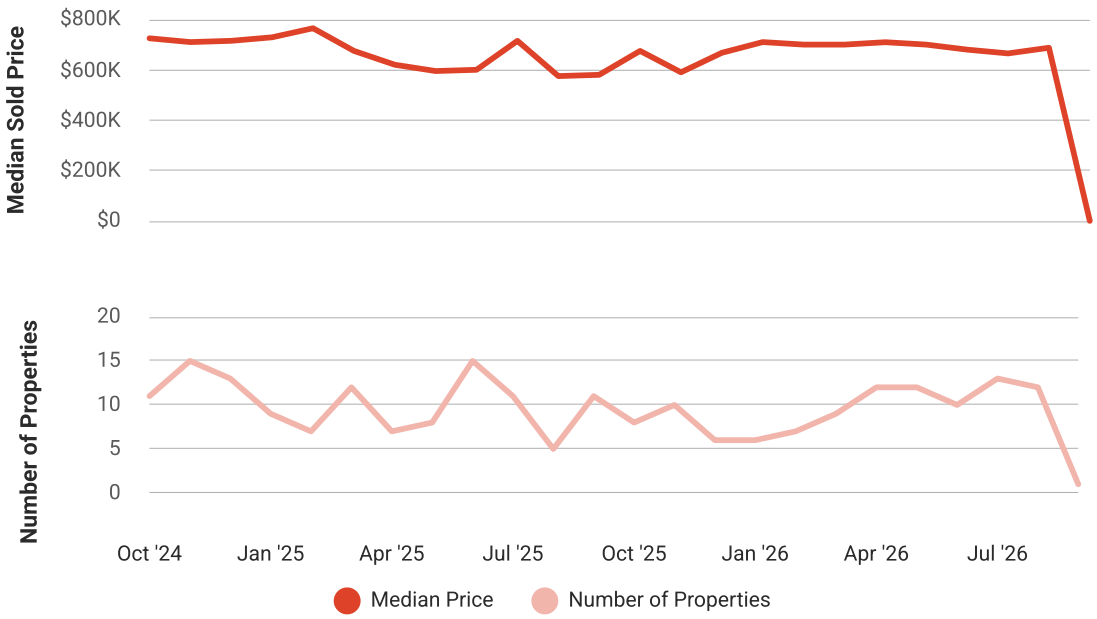
Median Sold Price vs Sold Listings in Stevenson Ranch, CA 91381

Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



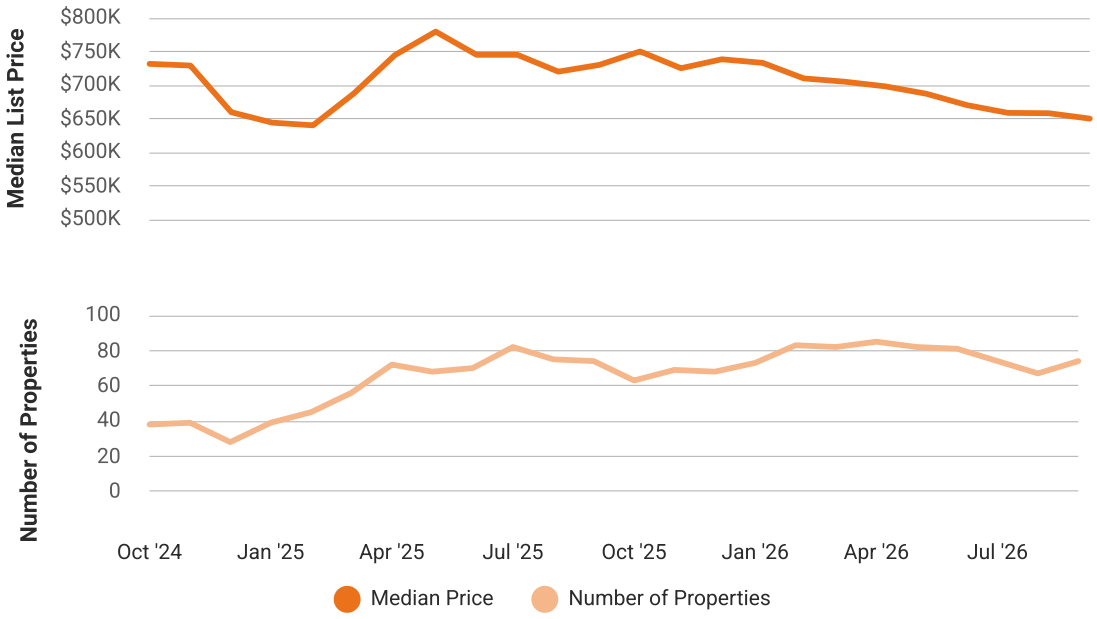
Median List Price vs Active Listings in Stevenson Ranch, CA 91381

Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Neighborhood

Housing Facts & Stats

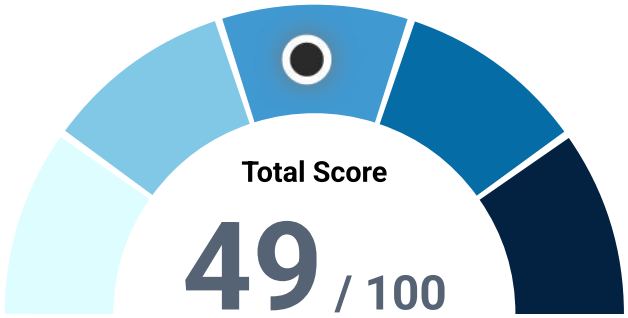
	91381	Los Angeles...	California	USA
Median Estimated Home Value	$1.02M	$882K	$790K	$372K
Est. Home Value 12-Mo. Change	-3.6%	-0.3%	-0.3%	+0.1%
Median List Price	$749K	$950K	$719K	–
List Price 1-Month Change	+1.4%	+0.1%	+2.7%	–
List Price 12-Month Change	-18.5%	-2.1%	-0.8%	–
Median Home Age	20	61	49	44
Own	67%	46%	56%	65%
Rent	33%	54%	44%	35%
$ Total Value (of all buildings for which permits were issued)	–	$3.88B	$26.8B	$384.62B
% Change in permits (for all buildings)	–	-6%	+4%	+6%
% Change in $ value (for all buildings)	–	-28%	-4%	+5%

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AARP Livability™ Index for 91381

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

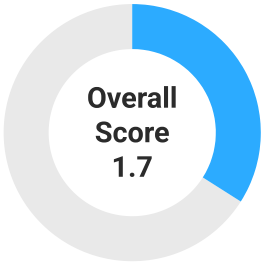
Housing	Affordability & Access	27
Neighborhood	Access to Life, Work & Play	53
Transportation	Safe & Convenient Options	41
Environment	Clean Air & Water	36
Health	Prevention, Access & Quality	74
Engagement	Civic & Social Involvement	43
Opportunity	Inclusion & Possibilities	72

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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