

Condominium

**RESIDENTIAL**

CA

**\$806,487**

TopHap Estimate · \$593 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**2.5**

BATHS

**1,361 ft<sup>2</sup>**

LIVING AREA

**2024**

YEAR BUILT

**2**

PARKING

**VALUATION**

**\$806K**

**\$755K low**

**\$858K high**

Last Sale

**\$780,000 · Aug 26, 2025**

Est. Owner Equity

**\$806,487**

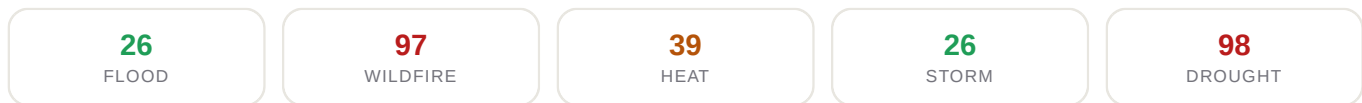
## TAX & ASSESSMENT

|                   |                        |
|-------------------|------------------------|
| Property Tax      | <b>\$14,295 (2025)</b> |
| Assessed Value    | <b>\$779,900</b>       |
| Previous Assessed | <b>\$755,054</b>       |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Condominium</b>     |
| Style         | <b>Condo/Apartment</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   |
|---------------------|--------|------------|-----------|--------------------|--------|
| <b>Sep 30, 2024</b> | Resale | Grant Deed | \$755,500 | \$555              | \$741K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Esencia Elementary School</b> | Elementary | KG–5   | 1.4 mi   |
| <b>Esencia Middle School</b>     | Middle     | 6–8    | 1.4 mi   |
| <b>Tesoro High School</b>        | High       | 9–12   | 4.5 mi   |

District: Capistrano 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**