

Condominium

RESIDENTIAL

CA



TAX & ASSESSMENT

Property Tax	\$1,256 (2025)
Assessed Value	\$805,308
Previous Assessed	\$122,977

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Pool	No

CLIMATE RISK

38
FLOOD

97
WILDFIRE

39
HEAT

26
STORM

98
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esencia Elementary School	Elementary	KG–5	1.4 mi
Esencia Middle School	Middle	6–8	1.4 mi
Tesoro High School	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
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