

Condominium

RESIDENTIAL

CA

\$868,664 TopHap Estimate · \$674 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,289 ft²

LIVING AREA

2023

YEAR BUILT

2

PARKING

VALUATION

\$869K

\$789K low

\$948K high

Last Sale

\$850,500 · Dec 16, 2025

Est. Owner Equity

\$188,664

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$10,662 (2025)
Assessed Value	\$850,000
Previous Assessed	\$410,158

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Pool	No

CLIMATE RISK

51 FLOOD	98 WILDFIRE	39 HEAT	26 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2025	Resale	Grant Deed	\$850,500	\$660	\$680K

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