

Condominium

**RESIDENTIAL**

# 55 RUE MONET

FOOTHILL RANCH, CA 92610

**\$892,000** TopHap Estimate · \$724 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,232 ft<sup>2</sup>**

LIVING AREA

**1996**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$892K**

\$829K low

\$955K high

Last Sale

**\$925,000 · Jul 24, 2026**

Est. Owner Equity

**\$198,250**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$6,829 (2025)</b> |
| Assessed Value    | <b>\$663,732</b>      |
| Previous Assessed | <b>\$650,718</b>      |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Condominium</b>     |
| Style         | <b>Condo/Apartment</b> |
| County        | <b>ORANGE</b>          |
| Pool          | <b>No</b>              |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------------------|--------|
| <b>Jul 20, 2026</b> | Resale          | Grant Deed          | \$925,000 | \$751              | \$694K |
| <b>Mar 27, 2020</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Aug 26, 2019</b> | Resale          | Grant Deed          | \$595,000 | \$483              | \$595K |
| <b>Jan 29, 2014</b> | Resale          | Grant Deed          | \$470,000 | \$381              | \$329K |
| <b>Mar 27, 2014</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Jan 21, 2011</b> | Financing       | Grant Deed          |           |                    | \$358K |
| <b>Mar 31, 2009</b> | Resale          | Grant Deed          | \$369,000 | \$300              | \$362K |
| <b>Jan 31, 2008</b> | Quitclaim       | Quit Claim Transfer |           |                    | \$54K  |
| <b>Jun 27, 2003</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Jun 15, 1999</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Dec 27, 1996</b> | Non-arms-length | Grant Deed          | \$163,500 | \$133              | \$155K |

## ASSIGNED SCHOOLS

| SCHOOL                                            | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------------|------------|--------|----------|
| <b>Foothill Ranch Elementary School</b>           | Elementary | KG–6   | 0.8 mi   |
| <b>Trabuco Hills High School</b>                  | High       | 9–12   | 2.5 mi   |
| <b>Rancho Santa Margarita Intermediate School</b> | Middle     | 7–8    | 5.7 mi   |

District: Saddleback Valley 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 92610

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>34</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>10,641</b><br>POPULATION | <b>\$169K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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