

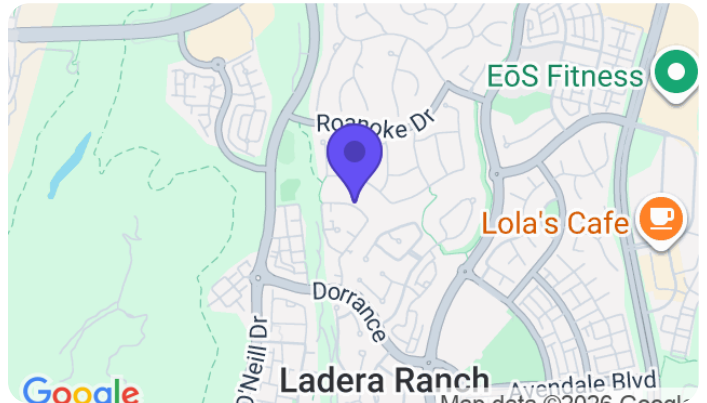
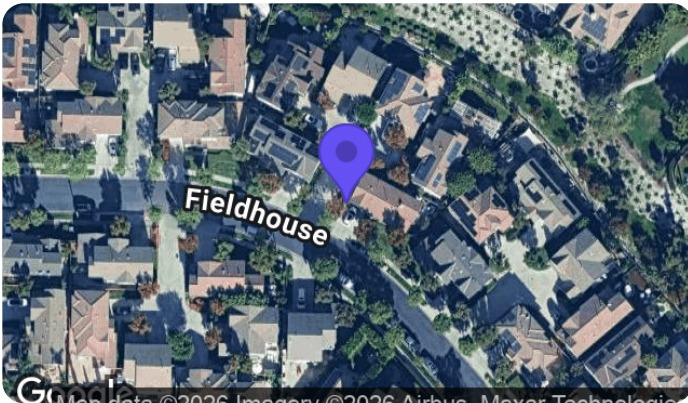
Condominium

RESIDENTIAL

45 FIELDHOUSE

LADERA RANCH, CA 92694

\$1,209,088 TopHap Estimate · \$765 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,581 ft²

LIVING AREA

2003

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.2M high

Last Sale

\$1,200,000 · Mar 27, 2026

Est. Owner Equity

\$69,088

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$10,499 (2025)
Assessed Value	\$756,654
Previous Assessed	\$741,818

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Pool	No

CLIMATE RISK

1 FLOOD	84 WILDFIRE	35 HEAT	20 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

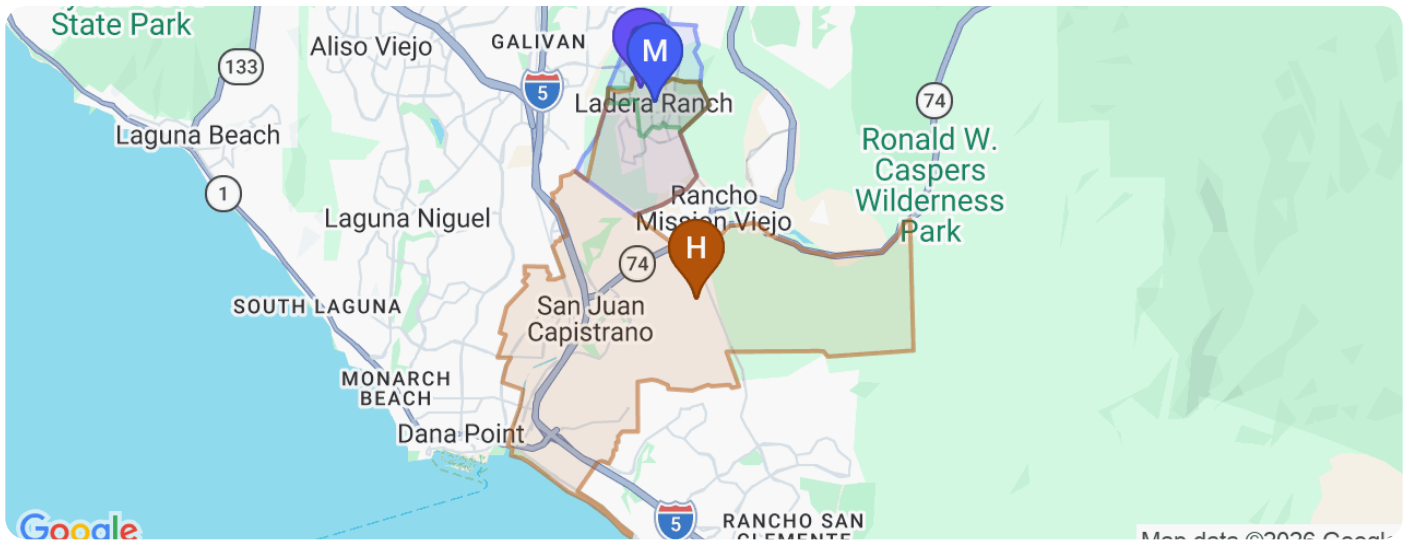
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2026	Resale	Grant Deed	\$1,200,000	\$759	\$1.1M
May 23, 2019	Resale	Grant Deed	\$665,000	\$421	\$632K
Dec 23, 2014	Quitclaim	Quit Claim Transfer			
May 2, 2014	Quitclaim	Quit Claim Transfer			\$439K
Apr 15, 2014	Resale	Grant Deed	\$585,000	\$370	\$439K
Mar 3, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ladera Ranch Middle School	Middle	6–8	0.4 mi
Ladera Ranch Elementary School	Elementary	KG–5	0.4 mi
San Juan Hills High School	High	9–12	3.9 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.

NEIGHBORHOOD · ZIP 92694

31 CRIME INDEX	99 AIR POLLUTION	26,984 POPULATION	\$173K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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