

Single Family Residence **RESIDENTIAL**

12 RASTRO ST

RANCHO MISSION VIEJO, CA 92694

\$1,526,681 TopHap Estimate · \$609 / ft² · confidence 88 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,507 ft²

LIVING AREA

4,053 ft²

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,540,000 · Oct 27, 2025

Est. Owner Equity

\$1,526,681

TAX & ASSESSMENT

Property Tax	\$13,351 (2025)
Assessed Value	\$1,540,000
Previous Assessed	\$1,003,904

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.09
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2025	Resale	Grant Deed	\$1,540,000	\$614	
Sep 8, 2016	Resale	Grant Deed	\$865,000	\$345	\$626K
Jan 12, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esencia Elementary School	Elementary	KG–5	1.5 mi
Esencia Middle School	Middle	6–8	1.5 mi
Tesoro High School	High	9–12	3.8 mi

District: Capistrano Unified School District



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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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