

Single Family Residence **RESIDENTIAL**

34 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,161,565 TopHap Estimate · \$715 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,625 ft²
LIVING AREA

0.1 ac
LOT SIZE

2013
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$633,500 · Mar 21, 2014

Est. Owner Equity

\$696,565

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$9,696 (2025)
Assessed Value	\$792,090
Previous Assessed	\$776,559

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.10
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2014	Quitclaim	Quit Claim Transfer			
Feb 10, 2014	Resale	Grant Deed	\$633,500	\$390	\$465K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esencia Elementary School	Elementary	KG–5	1.9 mi
Esencia Middle School	Middle	6–8	1.9 mi
Tesoro High School	High	9–12	4.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------