

Single Family Residence **RESIDENTIAL**

32 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,549,402 TopHap Estimate · \$885 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,751 ft²

LIVING AREA

0.12 ac

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.7M high

Last Sale

\$965,000 · Aug 11, 2020

Est. Owner Equity

\$1,399,402

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$12,884 (2025)
Assessed Value	\$1,065,436
Previous Assessed	\$1,044,546

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.12
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2021	Financing	Intrafamily Transfer			
Jul 21, 2020	Resale	Grant Deed	\$965,000	\$551	\$150K

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
-----------	-----------------------