

Single Family Residence

RESIDENTIAL

28 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,310,964 TopHap Estimate · \$665 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,970 ft²

LIVING AREA

3,267 ft²

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$643,500 · Mar 18, 2014

Est. Owner Equity

\$617,964

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,770 (2025)
Assessed Value	\$479,125
Previous Assessed	\$469,731

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.07
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2024	Financing	Intrafamily Transfer			\$65K
Sep 16, 2020	Financing	Intrafamily Transfer			\$628K
Dec 10, 2019	Quitclaim	Quit Claim Transfer			\$50K
Nov 28, 2016	Quitclaim	Quit Claim Transfer			
Nov 28, 2016	Quitclaim	Quit Claim Transfer			
Sep 28, 2016	Quitclaim	Quit Claim Transfer			
Feb 10, 2014	Resale	Grant Deed	\$643,500	\$327	\$514K

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	4.0 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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