

Single Family Residence

RESIDENTIAL

22 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,485,798 TopHap Estimate · \$703 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,115 ft²

LIVING AREA

3,821 ft²

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,500,000 · Sep 2, 2025

Est. Owner Equity

\$735,798

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$9,800 (2025)
Assessed Value	\$1,500,000
Previous Assessed	\$751,918

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2025	Resale	Grant Deed	\$1,500,000	\$709	\$750K
Jan 17, 2014	Resale	Grant Deed	\$667,500	\$316	\$467K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Esencia Elementary School	Elementary	KG–5	1.8 mi
Esencia Middle School	Middle	6–8	1.8 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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