

Single Family Residence

RESIDENTIAL

18 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,122,935

TopHap Estimate · \$691 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,625 ft²

LIVING AREA

3,420 ft²

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$963K low

\$1.3M high

Last Sale

\$644,500 · Dec 20, 2013

Est. Owner Equity

\$619,935

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$9,911 (2025)
Assessed Value	\$805,707
Previous Assessed	\$789,909

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.08
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2025	Financing	Intrafamily Transfer			
Dec 23, 2021	Financing	Intrafamily Transfer			\$453K
Jun 24, 2016	Quitclaim	Quit Claim Transfer			

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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