

Single Family Residence **RESIDENTIAL**

16 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,211,202 TopHap Estimate · \$691 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,754 ft²
LIVING AREA

3,821 ft²
LOT SIZE

2013
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$675,000 · Dec 18, 2013

Est. Owner Equity

\$794,202

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$10,372 (2025)
Assessed Value	\$843,877
Previous Assessed	\$827,331

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2024	Financing	Intrafamily Transfer			
Apr 3, 2014	Quitclaim	Quit Claim Transfer			
Nov 21, 2013	Resale	Grant Deed	\$675,000	\$385	\$417K

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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