

Single Family Residence

RESIDENTIAL

12 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,321,667

TopHap Estimate · \$671 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,970 ft²

LIVING AREA

3,420 ft²

LOT SIZE

2013

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$627,000 · Dec 16, 2013

Est. Owner Equity

\$1,190,467

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$7,171 (2025)
Assessed Value	\$523,902
Previous Assessed	\$513,630

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2017	Quitclaim	Quit Claim Transfer			
Jun 22, 2017	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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