

Single Family Residence **RESIDENTIAL**

2 ROSAL ST

RANCHO MISSION VIEJO, CA 92694

\$1,228,119 TopHap Estimate · \$623 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,970 ft²
LIVING AREA

3,566 ft²
LOT SIZE

2013
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$620,500 · Dec 16, 2013

Est. Owner Equity

\$877,119

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$5,030 (2025)
Assessed Value	\$308,442
Previous Assessed	\$302,395

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2024	Financing	Intrafamily Transfer			
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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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