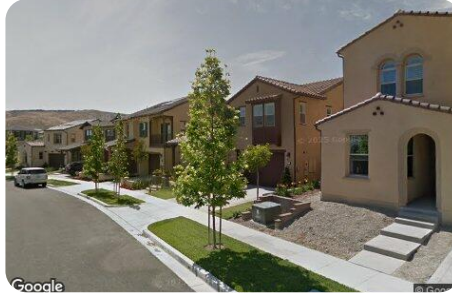


Single Family Residence **RESIDENTIAL**

# 9 RASTRO ST

RANCHO MISSION VIEJO, CA 92694

**\$1,335,988** TopHap Estimate · \$535 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,496 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2013**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$1.3M**

\$1.3M low

\$1.4M high

Last Sale

**\$879,000 · Apr 13, 2017**

Est. Owner Equity

**\$666,488**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$13,447 (2025) |
| Assessed Value    | \$1,040,554     |
| Previous Assessed | \$1,020,151     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ORANGE                  |
| Lot (acres)   | 0.11                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|---------------------|-----------|--------------------|--------|
| Nov 8, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 6, 2017 | Resale    | Grant Deed          | \$879,000 | \$352              | \$703K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Esencia Elementary School | Elementary | KG–5   | 1.5 mi   |
| Esencia Middle School     | Middle     | 6–8    | 1.5 mi   |
| Tesoro High School        | High       | 9–12   | 3.8 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<br>CRIME INDEX | 99<br>AIR POLLUTION | 26,984<br>POPULATION | \$173K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 75%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|