

Condominium

**RESIDENTIAL**

## 2 ROSEWOOD

ALISO VIEJO, CA 92656

**\$859,969** TopHap Estimate · \$658 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,306 ft<sup>2</sup>**

LIVING AREA

**3,215 ft<sup>2</sup>**

LOT SIZE

**1990**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$860K**

\$801K low

\$919K high

Last Sale

**\$710,000 · Mar 17, 2023**

Est. Owner Equity

**\$433,969**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,384 (2025) |
| Assessed Value    | \$753,457      |
| Previous Assessed | \$738,684      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | ORANGE          |
| Lot (acres)   | 0.07            |
| Heating       | Gas             |
| Cooling       | Central         |
| Fireplace     | Yes             |
| Pool          | No              |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>74</b><br>WILDFIRE | <b>34</b><br>HEAT | <b>18</b><br>STORM | <b>98</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Feb 21, 2023 | Resale    | Grant Deed           | \$710,000 | \$544  | \$426K |
| Oct 26, 2021 | Financing | Intrafamily Transfer |           |        | \$498K |
| Nov 7, 2017  | Resale    | Grant Deed           | \$559,000 | \$428  | \$503K |
| Dec 28, 2017 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Mar 5, 2014  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Feb 19, 2014 | Resale    | Grant Deed           | \$465,000 | \$356  | \$417K |
| Jul 9, 2010  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jul 8, 2010  | Financing | Intrafamily Transfer |           |        | \$385K |
| Feb 9, 2006  | Resale    | Grant Deed           | \$540,000 | \$413  | \$417K |
| Jul 25, 2002 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jul 25, 2002 | Resale    | Grant Deed           | \$312,000 | \$239  | \$124K |
| Apr 28, 1998 | Quitclaim | Quit Claim Transfer  |           |        |        |

|              |        |            |           |       |        |
|--------------|--------|------------|-----------|-------|--------|
| May 24, 1990 | Resale | Grant Deed | \$187,000 | \$143 | \$140K |
|--------------|--------|------------|-----------|-------|--------|

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Aliso Viejo Middle School   | Middle     | 6–8    | 0.8 mi   |
| Oak Grove Elementary School | Elementary | KG–5   | 1.5 mi   |
| Aliso Niguel High School    | High       | 9–12   | 2.1 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 92656

|                    |                      |                      |                          |                  |                 |
|--------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 106<br>CRIME INDEX | 103<br>AIR POLLUTION | 52,065<br>POPULATION | \$126K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 75%<br>SUNSHINE |
|--------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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