

Condominium

**RESIDENTIAL**

# 26613 ROSEPATH

LAKE FOREST, CA 92630

**\$641,126** TopHap Estimate · \$683 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**939 ft<sup>2</sup>**

LIVING AREA

**1987**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$641K**

\$596K low

\$686K high

Last Sale

**\$420,000 · May 31, 2006**

Est. Owner Equity

**\$379,126**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,957 (2025) |
| Assessed Value    | \$585,435      |
| Previous Assessed | \$573,956      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | ORANGE          |
| Heating       | Gas             |
| Cooling       | Central         |
| Fireplace     | Yes             |
| Pool          | No              |

## CLIMATE RISK

**44**  
FLOOD

**75**  
WILDFIRE

**36**  
HEAT

**19**  
STORM

**98**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 10, 2021 | Financing | Intrafamily Transfer |           |        |        |
| Apr 20, 2006 | Resale    | Grant Deed           | \$420,000 | \$447  | \$290K |
| Apr 15, 2004 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Apr 15, 2004 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 15, 2003 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 15, 2003 | Resale    | Grant Deed           | \$292,000 | \$311  | \$234K |
| Dec 30, 1988 | Quitclaim | Quit Claim Transfer  |           |        | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Lake Forest Elementary School | Elementary | KG–6   | 0.8 mi   |
| El Toro High School           | High       | 9–12   | 1.7 mi   |
| Serrano Intermediate School   | Middle     | 7–8    | 2.4 mi   |

District: Saddleback Valley 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 92630

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>70</div> <div>CRIME INDEX</div> | <div>102</div> <div>AIR POLLUTION</div> | <div>63,840</div> <div>POPULATION</div> | <div>\$119K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>75%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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