

Single Family Residence

**RESIDENTIAL**

# 12 RODEO

FOOTHILL RANCH, CA 92610

**\$1,248,132** TopHap Estimate · \$691 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,805 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.2M low

\$1.3M high

Last Sale

**\$718,000 · Jun 29, 2006**

Est. Owner Equity

**\$368,132**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,607 (2025) |
| Assessed Value    | \$1,033,276     |
| Previous Assessed | \$1,013,016     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ORANGE                  |
| Lot (acres)   | 0.12                    |
| Heating       | Gas                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------------|--------------------|--------|
| May 3, 2006  | Resale    | Grant Deed          | \$718,000   | \$398              | \$417K |
| Oct 26, 1999 | Resale    | Grant Deed          | \$272,000   | \$151              | \$218K |
| Oct 26, 1999 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Feb 25, 1994 | Resale    | Trustees Deed       | \$205,000   | \$114              | \$164K |
| Feb 25, 1994 | Quitclaim | Quit Claim Transfer |             |                    |        |
| May 7, 1993  | Resale    | Grant Deed          | \$5,995,000 | \$3321             | \$2M   |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| Foothill Ranch Elementary School           | Elementary | KG–6   | 0.7 mi   |
| Trabuco Hills High School                  | High       | 9–12   | 2.6 mi   |
| Rancho Santa Margarita Intermediate School | Middle     | 7–8    | 5.7 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 92610

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>34</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>10,641</b><br>POPULATION | <b>\$169K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|