

Condominium

RESIDENTIAL

7 ROSEWOOD

ALISO VIEJO, CA 92656

\$776,900 TopHap Estimate · \$670 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,160 ft²

LIVING AREA

3,215 ft²

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$777K

\$730K low

\$823K high

Last Sale

\$362,500 · Jan 3, 2013

Est. Owner Equity

\$681,400

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$4,511 (2025)
Assessed Value	\$455,313
Previous Assessed	\$446,386

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	74 WILDFIRE	34 HEAT	18 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2020	Financing	Intrafamily Transfer			\$96K
Jun 28, 2014	Quitclaim	Quit Claim Transfer			
Nov 26, 2012	Resale	Grant Deed	\$362,500	\$313	\$110K
Oct 12, 2012	Resale	Grant Deed	\$247,500	\$213	
Apr 27, 2007	Quitclaim	Quit Claim Transfer			\$395K
Jul 28, 2005	Resale	Grant Deed	\$500,000	\$431	\$375K
Aug 16, 2005	Quitclaim	Quit Claim Transfer			
May 25, 2004	Quitclaim	Quit Claim Transfer			\$339K
May 25, 2004	Quitclaim	Quit Claim Transfer			
Feb 28, 2003	Quitclaim	Quit Claim Transfer			
Jan 30, 2003	Quitclaim	Quit Claim Transfer			
Mar 4, 2002	Quitclaim	Quit Claim Transfer			

Dec 18, 2001	Quitclaim	Quit Claim Transfer			
May 31, 2001	Recorded document	Grant Deed			
May 11, 2001	Recorded document	Grant Deed			
Jan 27, 2000	Quitclaim	Quit Claim Transfer			
Oct 15, 1998	Quitclaim	Quit Claim Transfer			
Jun 6, 1996	Resale	Grant Deed	\$125,000	\$108	\$121K
Mar 20, 1996	Non-arms-length	Trustees Deed	\$125,000	\$108	
Oct 31, 1989	Resale	Grant Deed	\$178,000	\$153	\$160K

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 CRIME INDEX	103 AIR POLLUTION	52,065 POPULATION	\$126K MEDIAN IN-COME	63°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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