

Condominium

RESIDENTIAL

26612 ROSEPATH

LAKE FOREST, CA 92630

\$720,717 TopHap Estimate · \$665 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,083 ft²

LIVING AREA

1987

YEAR BUILT

2

PARKING

VALUATION

\$721K

\$700K low

\$742K high

Last Sale

\$500,000 · Aug 18, 2017

Est. Owner Equity

\$356,217

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,916 (2025)
Assessed Value	\$580,291
Previous Assessed	\$568,913

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
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	\$/FT ²	LOAN
Jul 12, 2017	Resale	Grant Deed	\$500,000	\$462	\$375K
Jan 30, 2016	Quitclaim	Quit Claim Transfer			
May 1, 2003	Resale	Grant Deed	\$330,500	\$305	\$264K
Mar 8, 2001	Resale	Grant Deed	\$236,000	\$218	\$181K
Aug 28, 1998	Resale	Grant Deed	\$167,000	\$154	\$159K

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

70 CRIME INDEX	102 AIR POLLUTION	63,840 POPULATION	\$119K 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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