

Single Family Residence **RESIDENTIAL**

6 SANTA RITA

FOOTHILL RANCH, CA 92610

\$1,282,953 TopHap Estimate · \$492 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,608 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$491,500 · Dec 6, 2002

Est. Owner Equity

\$982,953

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$8,787 (2025)
Assessed Value	\$864,789
Previous Assessed	\$847,833

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.12
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2016	Quitclaim	Quit Claim Transfer			
Nov 7, 2011	Recorded document	Grant Deed			
Oct 25, 2011	Resale	Grant Deed	\$675,000	\$259	\$340K
Nov 15, 2005	Financing	Intrafamily Transfer			\$200K
Aug 14, 2003	Quitclaim	Quit Claim Transfer			\$416K
Dec 6, 2002	Resale	Grant Deed	\$491,500	\$188	\$393K
Feb 28, 1997	Resale	Grant Deed	\$241,500	\$93	\$215K
Aug 4, 1995	Resale	Grant Deed	\$247,000	\$95	\$221K
Jun 13, 1995	Non-arms-length	Trustees Deed	\$254,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Ranch Elementary School	Elementary	KG–6	0.2 mi
Trabuco Hills High School	High	9–12	2.2 mi
Rancho Santa Margarita Intermediate School	Middle	7–8	5.1 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

34 CRIME INDEX	103 AIR POLLUTION	10,641 POPULATION	\$169K 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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