

Condominium

**RESIDENTIAL**

# 20 ROSEWOOD

ALISO VIEJO, CA 92656

**\$899,900**

TopHap Estimate · \$692 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,300 ft²**

LIVING AREA

**3,215 ft²**

LOT SIZE

**1990**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$900K**

**\$876K low**

**\$924K high**

Last Sale

**\$750,000 · Jun 11, 2026**

Est. Owner Equity

**\$99,900**

Loan-to-Value

**116%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,686 (2025) |
| Assessed Value    | \$480,111      |
| Previous Assessed | \$470,698      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | ORANGE          |
| Lot (acres)   | 0.07            |
| Pool          | No              |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 74<br>WILDFIRE | 34<br>HEAT | 18<br>STORM | 98<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| May 28, 2026 | Resale          | Grant Deed           | \$750,000 | \$577              | \$800K |
| Mar 8, 2005  | Financing       | Intrafamily Transfer |           |                    | \$381K |
| Jan 23, 2003 | Resale          | Grant Deed           | \$325,000 | \$250              | \$260K |
| Jan 7, 2002  | Resale          | Grant Deed           | \$255,000 | \$196              | \$204K |
| Jan 10, 1997 | Resale          | Grant Deed           | \$139,000 | \$107              | \$125K |
| Sep 4, 1996  | Non-arms-length | Trustees Deed        | \$142,000 | \$109              |        |
| Nov 29, 1989 | Resale          | Grant Deed           | \$194,000 | \$149              | \$174K |

## 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

|                                       |                                         |                                         |                                             |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>106</div> <div>CRIME INDEX</div> | <div>103</div> <div>AIR POLLUTION</div> | <div>52,065</div> <div>POPULATION</div> | <div>\$126K</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 | Absentee owner |
|-----------|----------------|