

Single Family Residence **RESIDENTIAL**

31 ALAMITOS

FOOTHILL RANCH, CA 92610

\$1,733,184 TopHap Estimate · \$695 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,492 ft²

LIVING AREA

0.2 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$491,000 · May 22, 2001

Est. Owner Equity

\$1,233,184

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,654 (2025)
Assessed Value	\$754,267
Previous Assessed	\$739,478

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.20
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2001	Resale	Grant Deed	\$491,000	\$197	\$275K
Jun 27, 1997	Non-arms-length	Grant Deed	\$19,000	\$8	
Jan 2, 1991	Resale	Grant Deed	\$350,000	\$140	\$302K

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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