

Single Family Residence **RESIDENTIAL**

18 RESTON WAY

LADERA RANCH, CA 92694



3

BEDS

2.5

BATHS

1,966 ft²

LIVING AREA

4,034 ft²

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

Last Sale

\$541,000 · Feb 10, 2009

TAX & ASSESSMENT

Property Tax	\$9,526 (2025)
Assessed Value	\$710,605
Previous Assessed	\$696,672

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.09
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	85 WILDFIRE	36 HEAT	21 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2009	Quitclaim	Quit Claim Transfer			
Jan 21, 2009	Resale	Grant Deed	\$541,000	\$275	
Jul 16, 2008	Non-arms-length	Trustees Deed	\$630,476	\$321	
Apr 10, 2008	Quitclaim	Quit Claim Transfer			
Jul 27, 2004	Quitclaim	Quit Claim Transfer			
Jul 16, 2004	Resale	Grant Deed	\$770,000	\$392	\$616K
May 24, 2002	Resale	Grant Deed	\$373,000	\$190	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chaparral Elementary School	Elementary	KG–5	0.2 mi
Ladera Ranch Middle School	Middle	6–8	0.8 mi
Tesoro High School	High	9–12	1.7 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 92694

31 CRIME INDEX	99 AIR POLLUTION	26,984 POPULATION	\$173K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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