

Condominium

RESIDENTIAL

306 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$786,054 TopHap Estimate · \$650 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,209 ft²

LIVING AREA

2,713 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$786K

\$736K low

\$836K high

Last Sale

\$515,000 · Oct 5, 2020

Est. Owner Equity

\$296,854

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,713 (2025)
Assessed Value	\$568,601
Previous Assessed	\$557,452

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	82 WILDFIRE	38 HEAT	23 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2020	Resale	Grant Deed	\$515,000	\$426	\$489K
May 9, 2016	Resale	Grant Deed	\$425,000	\$352	\$382K
Mar 25, 2015	Resale	Grant Deed	\$399,000	\$330	\$310K
Dec 16, 2010	Quitclaim	Quit Claim Transfer			
Dec 16, 2010	Quitclaim	Quit Claim Transfer			\$230K
Dec 16, 2010	Quitclaim	Quit Claim Transfer			\$230K
Sep 26, 2008	Quitclaim	Quit Claim Transfer			
Jun 4, 2008	Resale	Grant Deed	\$330,000	\$273	\$230K
May 14, 2001	Resale	Grant Deed	\$225,000	\$186	\$214K
Dec 10, 1998	Quitclaim	Quit Claim Transfer			
Dec 10, 1998	Resale	Trustees Deed	\$149,000	\$123	\$119K
Jul 7, 1998	Resale	Trustees Deed	\$128,000	\$106	

Dec 6, 1993	Resale	Grant Deed	\$136,000	\$112	\$139K
Sep 30, 1993	Recorded document	Grant Deed			
Apr 16, 1991	Quitclaim	Quit Claim Transfer			\$138K
May 29, 1990	Resale	Grant Deed	\$167,000	\$138	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arroyo Vista Elementary School	Elementary	KG–5	0.1 mi
Arroyo Vista Middle School	Middle	6–8	0.1 mi
Tesoro High School	High	9–12	2.7 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 92688

54 CRIME INDEX	100 AIR POLLUTION	42,616 POPULATION	\$143K 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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