

Single Family Residence **RESIDENTIAL**

34 RESTON WAY

LADERA RANCH, CA 92694

\$1,406,423 TopHap Estimate · \$580 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,425 ft²
LIVING AREA

4,013 ft²
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$785,000 · Apr 1, 2014

Est. Owner Equity

\$239,023

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$12,486 (2025)
Assessed Value	\$981,541
Previous Assessed	\$962,296

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.09
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2014	Resale	Grant Deed	\$785,000	\$324	\$600K
Jun 14, 2013	Quitclaim	Quit Claim Transfer			
Sep 13, 2011	Quitclaim	Quit Claim Transfer			
Mar 26, 2003	Quitclaim	Quit Claim Transfer			
May 22, 2002	Resale	Grant Deed	\$426,000	\$176	\$245K

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	1.8 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	Owner occupied
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