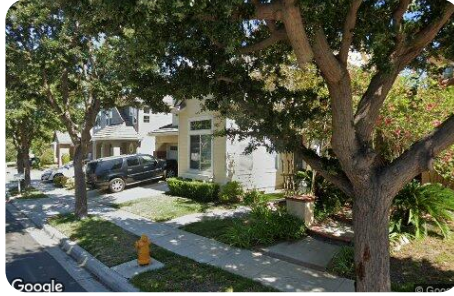


Single Family Residence **RESIDENTIAL**

40 RESTON WAY

LADERA RANCH, CA 92694

\$1,341,072 TopHap Estimate · \$599 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,237 ft²
LIVING AREA

3,962 ft²
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$410,000 · Dec 28, 2001

Est. Owner Equity

\$733,872

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$9,656 (2025)
Assessed Value	\$729,731
Previous Assessed	\$715,423

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2008	Quitclaim	Quit Claim Transfer			
Dec 28, 2001	Resale	Grant Deed	\$410,000	\$183	\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chaparral Elementary School	Elementary	KG–5	0.2 mi
Ladera Ranch Middle School	Middle	6–8	0.7 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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