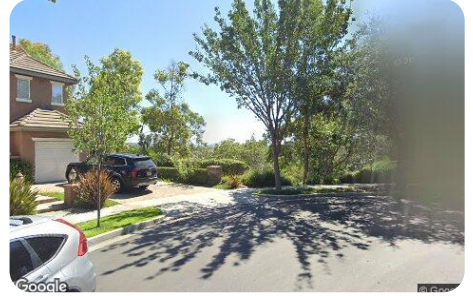


Single Family Residence **RESIDENTIAL**

42 RESTON WAY

LADERA RANCH, CA 92694

\$1,417,699 TopHap Estimate · \$644 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,202 ft²

LIVING AREA

4,109 ft²

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$820,000 · May 23, 2016

Est. Owner Equity

\$77,699

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$12,368 (2025)
Assessed Value	\$990,124
Previous Assessed	\$970,710

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2025	Financing	Intrafamily Transfer			
Feb 2, 2016	Resale	Grant Deed	\$820,000	\$372	\$615K
Dec 27, 2001	Resale	Grant Deed	\$409,000	\$186	\$325K

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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