

Single Family Residence **RESIDENTIAL**

32 RESTON WAY

LADERA RANCH, CA 92694

\$1,565,356 TopHap Estimate · \$646 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,423 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

3

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$939,000 · Dec 13, 2005

Est. Owner Equity

\$609,356

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$15,751 (2025)
Assessed Value	\$1,308,877
Previous Assessed	\$1,283,213

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.12
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2006	Quitclaim	Quit Claim Transfer			
Jul 25, 2005	Resale	Grant Deed	\$939,000	\$388	\$751K
Mar 19, 2004	Quitclaim	Quit Claim Transfer			\$479K
May 31, 2002	Resale	Grant Deed	\$482,500	\$199	\$386K

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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