

Single Family Residence

RESIDENTIAL

6 RESTON WAY

LADERA RANCH, CA 92694

\$1,557,470

TopHap Estimate · \$707 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,202 ft²

LIVING AREA

0.12 ac

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,500,000 · Jun 18, 2025

Est. Owner Equity

\$351,470

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$11,829 (2025)
Assessed Value	\$1,530,000
Previous Assessed	\$919,393

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.12
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2025	Resale	Grant Deed	\$1,500,000	\$681	\$1.2M
Jul 22, 2024	Financing	Intrafamily Transfer			
May 1, 2014	Resale	Grant Deed	\$750,000	\$341	\$600K
Aug 3, 2012	Quitclaim	Quit Claim Transfer			
Aug 3, 2012	Financing	Intrafamily Transfer			\$416K
Oct 27, 2011	Quitclaim	Quit Claim Transfer			
Oct 28, 2011	Financing	Intrafamily Transfer			\$417K
Feb 27, 2009	Quitclaim	Quit Claim Transfer			
Feb 27, 2009	Financing	Intrafamily Transfer			\$417K
Feb 13, 2008	Quitclaim	Quit Claim Transfer			
Feb 13, 2008	Financing	Intrafamily Transfer			\$380K
Mar 30, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chaparral Elementary School	Elementary	KG–5	0.3 mi
Ladera Ranch Middle School	Middle	6–8	0.9 mi
Tesoro High School	High	9–12	1.7 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 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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