

Condominium

RESIDENTIAL

63 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$858,766 TopHap Estimate · \$646 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,329 ft²

LIVING AREA

2,618 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$859K

\$812K low

\$906K high

Last Sale

\$181,000 · Jun 30, 1999

Est. Owner Equity

\$553,766

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,821 (2025)
Assessed Value	\$289,417
Previous Assessed	\$283,743

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
Pool	No

CLIMATE RISK

1 FLOOD	81 WILDFIRE	38 HEAT	23 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2021	Financing	Intrafamily Transfer			\$270K
Jan 23, 2015	Quitclaim	Quit Claim Transfer			
Jan 22, 2015	Financing	Intrafamily Transfer			\$196K
Apr 1, 2004	Quitclaim	Quit Claim Transfer			\$228K
Jun 30, 1999	Resale	Grant Deed	\$181,000	\$136	\$176K
Jan 4, 1993	Resale	Grant Deed	\$181,000	\$136	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arroyo Vista Elementary School	Elementary	KG–5	0.1 mi
Arroyo Vista Middle School	Middle	6–8	0.1 mi
Tesoro High School	High	9–12	2.7 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 92688

54 CRIME INDEX	100 AIR POLLUTION	42,616 POPULATION	\$143K MEDIAN IN-COME	63°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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