

Single Family Residence **RESIDENTIAL**

21 RESTON WAY

LADERA RANCH, CA 92694

\$1,360,065 TopHap Estimate · \$666 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,043 ft²

LIVING AREA

3,484 ft²

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$823,500 · Nov 20, 2019

Est. Owner Equity

\$398,065

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$11,646 (2025)
Assessed Value	\$918,627
Previous Assessed	\$900,615

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.08
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2024	Financing	Intrafamily Transfer			
Aug 12, 2019	Resale	Grant Deed	\$823,500	\$403	\$727K
Oct 28, 2014	Quitclaim	Quit Claim Transfer			
Aug 9, 2013	Financing	Intrafamily Transfer			\$417K
Dec 26, 2006	Quitclaim	Quit Claim Transfer			
Oct 4, 2004	Resale	Grant Deed	\$715,000	\$350	\$572K
Sep 27, 2004	Recorded document	Grant Deed			
May 22, 2002	Resale	Grant Deed	\$413,500	\$202	\$331K

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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