

Single Family Residence **RESIDENTIAL**

31 RESTON WAY

LADERA RANCH, CA 92694

\$1,324,979 TopHap Estimate · \$602 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,202 ft²

LIVING AREA

0.1 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$423,500 · Dec 20, 2001

Est. Owner Equity

\$740,062

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$8,713 (2025)
Assessed Value	\$638,138
Previous Assessed	\$625,626

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.10
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2001	Resale	Grant Deed	\$423,500	\$192	\$339K

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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