

Condominium

RESIDENTIAL

22 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$724,750 TopHap Estimate · \$664 / ft² · confidence 93 · as of Jun 23, 2026



2

BEDS

2.5

BATHS

1,091 ft²

LIVING AREA

2,618 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$725K

\$674K low

\$775K high

Last Sale

\$670,000 · May 28, 2024

Est. Owner Equity

\$724,750

TAX & ASSESSMENT

Property Tax	\$7,005 (2025)
Assessed Value	\$697,068
Previous Assessed	\$683,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
Cooling	Central
Fireplace	Yes
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	\$/FT²	LOAN
Mar 26, 2025	Financing	Intrafamily Transfer			
May 21, 2024	Resale	Grant Deed	\$670,000	\$614	
Feb 12, 2021	Financing	Intrafamily Transfer			\$330K
Jul 17, 2002	Resale	Grant Deed	\$235,000	\$215	\$188K
Jan 10, 1994	Resale	Grant Deed	\$125,000	\$115	\$119K

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	Absentee owner
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