

Condominium

RESIDENTIAL

254 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$640,000 TopHap Estimate · \$587 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,091 ft²

LIVING AREA

2,713 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$640K

\$566K low

\$714K high

Last Sale

\$640,000 · Jul 6, 2026

Est. Owner Equity

\$640,000

TAX & ASSESSMENT

Property Tax	\$5,771 (2025)
Assessed Value	\$574,121
Previous Assessed	\$562,864

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	82 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
Jul 2, 2026	Resale	Grant Deed	\$640,000	\$587	
Feb 10, 2021	Financing	Intrafamily Transfer			
Feb 2, 2021	Resale	Grant Deed	\$520,000	\$477	\$494K
Aug 6, 2014	Resale	Grant Deed	\$355,000	\$325	\$337K
Sep 16, 2010	Resale	Grant Deed	\$290,000	\$266	\$286K
May 3, 2010	Quitclaim	Quit Claim Transfer			
Jul 3, 2009	Quitclaim	Quit Claim Transfer			
Jun 2, 2009	Resale	Grant Deed	\$280,000	\$257	\$256K
Mar 23, 2006	Financing	Intrafamily Transfer			\$371K
Mar 10, 2005	Quitclaim	Quit Claim Transfer			
Dec 8, 2004	Resale	Grant Deed	\$350,000	\$321	\$280K
Apr 10, 2002	Quitclaim	Quit Claim Transfer			

May 5, 2000	Resale	Grant Deed	\$161,000	\$148	\$161K
Feb 14, 1994	Resale	Grant Deed	\$116,500	\$107	\$103K
Dec 14, 1989	Resale	Grant Deed	\$163,500	\$150	\$147K

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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