

Condominium

RESIDENTIAL

39 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$705,809 TopHap Estimate · \$647 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,091 ft²

LIVING AREA

2,618 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$706K

\$644K low

\$767K high

Last Sale

\$700,000 · Dec 1, 2025

Est. Owner Equity

\$126,810

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,686 (2025)
Assessed Value	\$699,999
Previous Assessed	\$520,450

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
Oct 6, 2025	Resale	Grant Deed	\$700,000	\$642	\$579K
Jul 24, 2021	Financing	Intrafamily Transfer			
Mar 18, 2020	Resale	Grant Deed	\$476,000	\$436	\$420K
Nov 20, 2018	Resale	Grant Deed	\$445,000	\$408	\$245K
Aug 31, 2016	Resale	Grant Deed	\$390,000	\$357	\$371K
May 5, 2011	Resale	Grant Deed	\$260,000	\$238	
Jul 27, 2004	Resale	Grant Deed	\$399,000	\$366	\$359K
Apr 27, 2001	Resale	Grant Deed	\$206,000	\$189	\$152K
Aug 4, 1999	Resale	Grant Deed	\$156,000	\$143	\$151K
Jan 28, 1993	Resale	Grant Deed	\$144,500	\$132	\$130K

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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