

Condominium

RESIDENTIAL

274 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$762,291 TopHap Estimate · \$631 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,209 ft²

LIVING AREA

2,713 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$762K

\$690K low

\$834K high

Last Sale

\$745,000 · Mar 6, 2025

Est. Owner Equity

\$137,291

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,720 (2025)
Assessed Value	\$759,900
Previous Assessed	\$467,596

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
Pool	No

CLIMATE RISK

1 FLOOD	82 WILDFIRE	38 HEAT	23 STORM	98 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2025	Resale	Grant Deed	\$745,000	\$616	\$625K
Apr 8, 2016	Resale	Grant Deed	\$395,000	\$327	\$316K
Apr 22, 2015	Quitclaim	Quit Claim Transfer			\$326K
May 20, 2015	Quitclaim	Quit Claim Transfer			
Feb 11, 2014	Resale	Grant Deed	\$365,000	\$302	\$329K
May 6, 2003	Resale	Grant Deed	\$276,000	\$228	\$218K
May 13, 1999	Resale	Grant Deed	\$160,000	\$132	\$155K
Mar 22, 1990	Resale	Grant Deed	\$176,500	\$146	\$132K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------