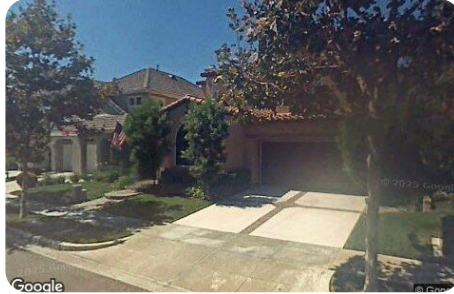


Single Family Residence **RESIDENTIAL**

3 RESTON WAY

LADERA RANCH, CA 92694

\$1,366,422 TopHap Estimate · \$695 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,966 ft²

LIVING AREA

4,202 ft²

LOT SIZE

2000

YEAR BUILT

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,125,000 · Oct 26, 2021

Est. Owner Equity

\$466,422

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$14,691 (2025)
Assessed Value	\$1,217,736
Previous Assessed	\$1,193,859

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.10
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2021	Resale	Grant Deed	\$1,125,000	\$572	\$900K
Sep 2, 2005	Resale	Grant Deed	\$790,000	\$402	
Aug 31, 2005	Resale	Grant Deed	\$790,000	\$402	\$632K
Dec 29, 2003	Financing	Grant Deed			\$515K
Dec 11, 2000	Resale	Grant Deed	\$325,000	\$165	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chaparral Elementary School	Elementary	KG–5	0.3 mi
Ladera Ranch Middle School	Middle	6–8	0.9 mi
Tesoro High School	High	9–12	1.7 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 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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