

Condominium

RESIDENTIAL

20 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$759,475 TopHap Estimate · \$628 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,209 ft²

LIVING AREA

2,618 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$759K

\$632K low

\$887K high

Last Sale

\$758,000 · May 8, 2026

Est. Owner Equity

\$15,303

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,669 (2025)
Assessed Value	\$365,896
Previous Assessed	\$358,722

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
Heating	Gas
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
Apr 20, 2026	Resale	Grant Deed	\$758,000	\$627	\$744K
Sep 30, 2015	Quitclaim	Quit Claim Transfer			
May 26, 2010	Resale	Grant Deed	\$280,000	\$232	\$140K
Nov 3, 2005	Resale	Grant Deed	\$455,000	\$376	\$341K
Jul 11, 2005	Quitclaim	Quit Claim Transfer			
Jul 24, 2003	Resale	Grant Deed	\$300,000	\$248	\$240K
May 3, 2002	Resale	Grant Deed	\$245,000	\$203	\$196K
Jan 14, 1999	Resale	Grant Deed	\$144,500	\$120	\$140K
Mar 8, 1994	Resale	Grant Deed	\$128,500	\$106	\$122K

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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