

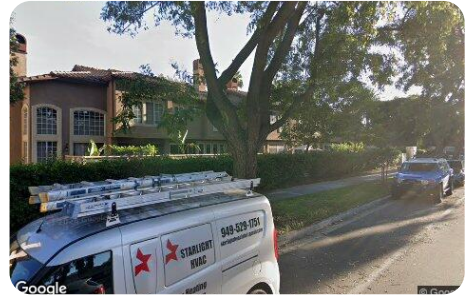
Condominium

RESIDENTIAL

93 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$686,424 TopHap Estimate · \$665 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,032 ft²

LIVING AREA

2,674 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$686K

\$569K low

\$804K high

Last Sale

\$685,000 · May 4, 2026

Est. Owner Equity

\$686,424

TAX & ASSESSMENT

Property Tax	\$4,863 (2025)
Assessed Value	\$491,960
Previous Assessed	\$482,314

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	83 WILDFIRE	37 HEAT	21 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2026	Resale	Grant Deed	\$685,000	\$664	
May 29, 2020	Financing	Intrafamily Transfer			\$259K
Feb 8, 2007	Resale	Grant Deed	\$360,000	\$349	\$288K
Sep 15, 2006	Non-arms-length	Trustees Deed	\$336,826	\$326	
May 7, 2004	Resale	Grant Deed	\$390,000	\$378	\$312K
Nov 13, 2002	Quitclaim	Quit Claim Transfer			
Oct 10, 2001	Recorded document	Grant Deed			
Aug 31, 2000	Resale	Grant Deed	\$166,000	\$161	\$133K
Feb 14, 1992	Resale	Grant Deed	\$142,500	\$138	\$144K

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	2.8 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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