

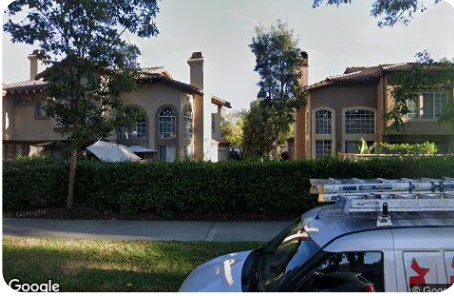
Condominium

RESIDENTIAL

98 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$600,245 TopHap Estimate · \$582 / ft² · confidence 80 · 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

\$600K

\$483K low

\$717K high

Last Sale

\$599,000 · May 20, 2026

Est. Owner Equity

\$600,245

TAX & ASSESSMENT

Property Tax	\$3,353 (2025)
Assessed Value	\$341,507
Previous Assessed	\$334,811

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	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
May 19, 2026	Financing	Grant Deed			
Mar 30, 2026	Resale	Grant Deed	\$599,000	\$580	\$400K
Apr 7, 2016	Financing	Intrafamily Transfer			\$262K
May 4, 2009	Resale	Grant Deed	\$260,000	\$252	\$255K
Jan 26, 2009	Foreclosure sale	Trustees Deed	\$216,750	\$210	
May 3, 2006	Quitclaim	Quit Claim Transfer			\$121K
Aug 3, 2005	Recorded document	Grant Deed			
Jun 27, 2005	Resale	Grant Deed	\$405,000	\$392	\$324K
Dec 6, 2001	Resale	Grant Deed	\$203,500	\$197	\$163K
Apr 22, 1999	Resale	Grant Deed	\$137,500	\$133	\$138K
Jun 30, 1994	Resale	Grant Deed	\$115,000	\$111	\$109K
May 22, 1992	Resale	Grant Deed	\$137,000	\$133	\$138K

Nov 6, 1989	Financing	Grant Deed	\$9.9M
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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	Absentee owner
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