

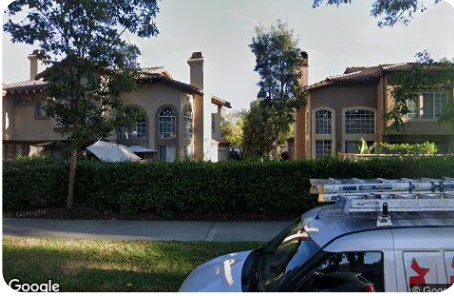
Condominium

RESIDENTIAL

96 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$821,896 TopHap Estimate · \$618 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,329 ft²

LIVING AREA

2,674 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$822K

\$776K low

\$868K high

Last Sale

\$133,000 · Nov 22, 1996

Est. Owner Equity

\$116,896

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,206 (2025)
Assessed Value	\$220,937
Previous Assessed	\$216,605

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
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	\$/FT ²	LOAN
Mar 9, 1999	Quitclaim	Quit Claim Transfer			
Nov 22, 1996	Resale	Grant Deed	\$133,000	\$100	\$106K
Mar 31, 1992	Resale	Grant Deed	\$180,500	\$136	\$183K

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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