

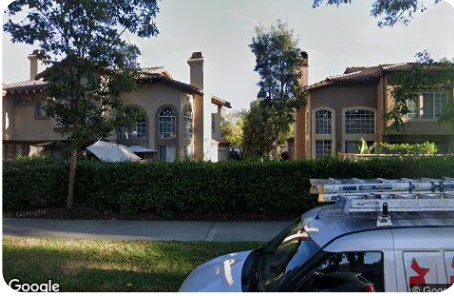
Condominium

RESIDENTIAL

90 PASTO RICO

RANCHO SANTA MARGARITA, CA 92688

\$755,926 TopHap Estimate · \$625 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,209 ft²

LIVING AREA

2,674 ft²

LOT SIZE

1989

YEAR BUILT

1

PARKING

VALUATION

\$756K

\$729K low

\$783K high

Est. Owner Equity

\$433,926

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,984 (2025)
Assessed Value	\$305,157
Previous Assessed	\$299,174

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ORANGE
Lot (acres)	0.06
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	\$/FT ²	LOAN
Aug 31, 2022	Financing	Intrafamily Transfer			
Feb 27, 1992	Resale	Grant Deed	\$169,500	\$140	\$135K

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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