

Single Family Residence **RESIDENTIAL**

22849 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,424,500 TopHap Estimate · \$610 / ft² · confidence 85 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

2,334 ft²

LIVING AREA

3,000 ft²

LOT SIZE

1976

YEAR BUILT

3

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$865,000 · Apr 16, 2018

Est. Owner Equity

\$583,700

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$10,345 (2025)
Assessed Value	\$1,003,905
Previous Assessed	\$984,221

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2022	Financing	Intrafamily Transfer			\$100K
Mar 7, 2018	Resale	Grant Deed	\$865,000	\$371	\$813K
Sep 18, 2007	Quitclaim	Quit Claim Transfer			
Dec 5, 2006	Resale	Grant Deed	\$850,000	\$364	\$450K
Dec 12, 2006	Recorded document	Affidavit Of Death			
Dec 27, 2005	Quitclaim	Quit Claim Transfer			
Dec 27, 2005	Quitclaim	Quit Claim Transfer			\$658K
Dec 3, 2004	Quitclaim	Quit Claim Transfer			
Nov 1, 2004	Quitclaim	Quit Claim Transfer			\$609K
Jul 16, 2003	Quitclaim	Quit Claim Transfer			
Jul 14, 2003	Quitclaim	Quit Claim Transfer			\$420K
Mar 26, 2003	Quitclaim	Quit Claim Transfer			
Oct 24, 2002	Quitclaim	Quit Claim Transfer			
Jul 30, 2002	Quitclaim	Quit Claim Transfer			
Mar 12, 2002	Resale	Grant Deed	\$525,000	\$225	\$420K

Oct 18, 2001	Recorded document	Grant Deed			
Apr 24, 2001	Quitclaim	Quit Claim Transfer			
Feb 11, 1994	Resale	Grant Deed	\$375,000	\$161	\$195K
Jul 3, 1990	Resale	Grant Deed	\$365,000	\$156	\$292K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Serrano Intermediate School	Middle	7–8	0.3 mi
Santiago Elementary School	Elementary	KG–6	0.5 mi
El Toro High School	High	9–12	0.9 mi

District: Saddleback Valley 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 92630

70 CRIME INDEX	102 AIR POLLUTION	63,840 POPULATION	\$119K 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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