

Single Family Residence **RESIDENTIAL**

22887 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,194,636 TopHap Estimate · \$513 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,327 ft²
LIVING AREA

3,000 ft²
LOT SIZE

1968
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$865,000 · Aug 25, 2017

Est. Owner Equity

\$558,486

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$10,285 (2025)

Assessed Value

\$1,003,905

Previous Assessed

\$984,221

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.07
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2018	Quitclaim	Quit Claim Transfer			
Jul 6, 2017	Recorded document	Affidavit Of Death			
Jul 6, 2016	Resale	Deed	\$865,000	\$372	\$636K
Aug 31, 2006	Resale	Grant Deed	\$887,000	\$381	\$507K
Dec 11, 2002	Quitclaim	Quit Claim Transfer			
Dec 10, 2002	Quitclaim	Quit Claim Transfer			
Oct 9, 2001	Recorded document	Grant Deed			
Oct 4, 2001	Recorded document	Grant Deed			
Feb 18, 1999	Quitclaim	Quit Claim Transfer			
Jun 29, 1995	Non-arms-length	Grant Deed	\$24,500	\$11	
Jun 10, 1988	Resale	Trustees Deed	\$122,500	\$53	\$220K
Jun 10, 1988	Resale	Trustees Deed	\$122,500	\$53	

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------