

Single Family Residence **RESIDENTIAL**

22863 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,352,230 TopHap Estimate · \$863 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,566 ft²

LIVING AREA

4,300 ft²

LOT SIZE

1976

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,275,000 · Aug 1, 2023

Est. Owner Equity

\$877,230

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$13,618 (2025)
Assessed Value	\$1,326,510
Previous Assessed	\$1,300,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2023	Resale	Grant Deed	\$1,275,000	\$814	\$475K
Sep 16, 2022	Resale	Grant Deed	\$830,000	\$530	\$706K
Mar 7, 2018	Quitclaim	Quit Claim Transfer			
Nov 1, 2017	Quitclaim	Quit Claim Transfer			
Oct 29, 2012	Quitclaim	Quit Claim Transfer			
Sep 18, 2006	Quitclaim	Quit Claim Transfer			
Aug 8, 2006	Resale	Grant Deed	\$663,000	\$423	\$520K
Jul 20, 2005	Resale	Grant Deed	\$645,000	\$412	\$516K
Jan 11, 2005	Quitclaim	Quit Claim Transfer			
Feb 17, 2004	Resale	Grant Deed	\$400,000	\$255	\$165K
Dec 1, 2000	Resale	Grant Deed	\$255,000	\$163	\$242K
Jan 28, 1999	Resale	Grant Deed	\$230,000	\$147	\$184K
Apr 26, 1989	Resale	Grant Deed	\$228,500	\$146	\$206K
Aug 10, 1988	Recorded document	Mortgage			

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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