

Single Family Residence **RESIDENTIAL**

22837 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,266,977 TopHap Estimate · \$598 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,118 ft²

LIVING AREA

0.16 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

7

ROOMS

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$1,207,977

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$4,122 (2025)
Assessed Value	\$408,577
Previous Assessed	\$400,566

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2016	Quitclaim	Quit Claim Transfer			
May 23, 2016	Recorded document	Affidavit Of Death			
Sep 30, 1993	Quitclaim	Quit Claim Transfer			\$59K

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	0.8 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
-----------	-----------------------