

Single Family Residence **RESIDENTIAL**

22865 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,074,655 TopHap Estimate · \$686 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.1 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Est. Owner Equity

\$674,655

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,704 (2025)
Assessed Value	\$746,909
Previous Assessed	\$732,264

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2020	Resale	Grant Deed	\$676,500	\$432	\$400K
Apr 10, 2020	Recorded document	Affidavit Of Death			
Aug 24, 2007	Quitclaim	Quit Claim Transfer			
Dec 27, 1990	Quitclaim	Quit Claim Transfer			\$140K

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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