

Single Family Residence **RESIDENTIAL**

22871 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,376,503 TopHap Estimate · \$554 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,485 ft²
LIVING AREA

3,000 ft²
LOT SIZE

1976
YEAR BUILT

3
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$786,000 · Mar 25, 2011

Est. Owner Equity

\$1,026,503

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$10,742 (2025)
Assessed Value	\$1,049,841
Previous Assessed	\$1,029,256

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	Pool (Unspecified), Heated

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2023	Financing	Intrafamily Transfer			\$350K
Mar 22, 2023	Financing	Grant Deed			
Nov 9, 2021	Financing	Intrafamily Transfer			\$822K
Jun 11, 2012	Quitclaim	Quit Claim Transfer			
Mar 23, 2011	Resale	Grant Deed	\$786,000	\$316	\$786K
Jun 29, 1999	Quitclaim	Quit Claim Transfer			
Mar 27, 1998	Resale	Grant Deed	\$315,000	\$127	

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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