

Single Family Residence **RESIDENTIAL**

22873 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,322,037 TopHap Estimate · \$636 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,080 ft²
LIVING AREA

3,000 ft²
LOT SIZE

1976
YEAR BUILT

3
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$1,248,037

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$3,772 (2025)
Assessed Value	\$368,239
Previous Assessed	\$361,019

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 3, 2002	Quitclaim	Quit Claim Transfer			
Mar 18, 1993	Quitclaim	Quit Claim Transfer			\$74K

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	Absentee owner
-----------	-----------------------