

Single Family Residence **RESIDENTIAL**

22875 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,642,935 TopHap Estimate · \$662 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,482 ft²
LIVING AREA

3,000 ft²
LOT SIZE

1976
YEAR BUILT

3
STORIES

6
ROOMS

2
PARKING

Pre-foreclosure (NTS)

Auction scheduled for Nov 20, 2025.

VALUATION

\$1.6M

\$1.5M low

\$1.8M high

Last Sale	\$1,600,000 · Oct 30, 2025
Est. Owner Equity	\$442,935
Loan-to-Value	73%

TAX & ASSESSMENT

Property Tax	\$13,391 (2025)
Assessed Value	\$1,600,000
Previous Assessed	\$1,273,449

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.07
Heating	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2026	Financing	Grant Deed			\$1.2M
Oct 21, 2025	Resale	Grant Deed	\$1,600,000	\$645	
Mar 28, 2024	Financing	Intrafamily Transfer			
Mar 18, 2024	Financing	Intrafamily Transfer			
Mar 4, 2024	Financing	Intrafamily Transfer			
Mar 4, 2024	Financing	Intrafamily Transfer			\$250K
Nov 22, 2023	Financing	Intrafamily Transfer			
Dec 11, 2021	Resale	Grant Deed	\$1,200,000	\$483	
Oct 11, 2021	Resale	Grant Deed	\$860,000	\$346	\$645K
Feb 20, 2015	Quitclaim	Quit Claim Transfer			
Mar 6, 2013	Resale	Grant Deed	\$775,000	\$312	
Aug 8, 2003	Quitclaim	Quit Claim Transfer			
Aug 8, 2003	Quitclaim	Quit Claim Transfer			
Aug 8, 1989	Resale	Grant Deed	\$337,000	\$136	\$236K

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	Absentee owner
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