

Single Family Residence **RESIDENTIAL**

320 RIVERBEND

LAKE FOREST, CA 92630

\$2,836,228 TopHap Estimate · \$928 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,057 ft²
LIVING AREA

3,537 ft²
LOT SIZE

2023
YEAR BUILT

2
PARKING

VALUATION

\$2.8M

\$2.7M low

\$3M high

Last Sale

\$2,660,000 · Jun 21, 2024

Est. Owner Equity

\$466,228

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$28,270 (2025)
Assessed Value	\$2,767,464
Previous Assessed	\$2,713,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.08
Pool	No

CLIMATE RISK

46 FLOOD	80 WILDFIRE	35 HEAT	20 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2026	Financing	Intrafamily Transfer			
Jun 15, 2024	Resale	Grant Deed	\$2,660,000	\$870	\$2.4M
Apr 17, 2024	Financing	Intrafamily Transfer			
Apr 23, 2024	Financing	Intrafamily Transfer			
Mar 4, 2024	Financing	Intrafamily Transfer			
Feb 9, 2024	Resale	Grant Deed	\$2,155,000	\$705	\$1.3M
Jan 30, 2024	Resale	Grant Deed	\$14,027,500	\$4589	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Ranch Elementary School	Elementary	KG–6	1.0 mi
El Toro High School	High	9–12	2.5 mi
Serrano Intermediate School	Middle	7–8	3.0 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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