

Single Family Residence **RESIDENTIAL**

22895 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,148,250 TopHap Estimate · \$883 / ft² · confidence 89 · as of Jun 23, 2026



2
BEDS

2
BATHS

1,300 ft²
LIVING AREA

2,545 ft²
LOT SIZE

1968
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$800,000 · Oct 28, 2019

Est. Owner Equity

\$637,850

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,973 (2025)
Assessed Value	\$484,146
Previous Assessed	\$474,653

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.06
Heating	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2025	Financing	Intrafamily Transfer			
Jul 8, 2019	Resale	Grant Deed	\$800,000	\$615	\$520K
Aug 6, 2009	Resale	Grant Deed	\$552,000	\$425	\$417K
Jan 11, 2005	Quitclaim	Quit Claim Transfer			
Dec 1, 2000	Resale	Grant Deed	\$300,000	\$231	\$270K
Jan 6, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Serrano Intermediate School	Middle	7–8	0.3 mi
Santiago Elementary School	Elementary	KG–6	0.6 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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