

Single Family Residence **RESIDENTIAL**

# 22855 RIDGE ROUTE LN

LAKE FOREST, CA 92630

**\$1,118,512** TopHap Estimate · \$714 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,566 ft<sup>2</sup>**

LIVING AREA

**4,300 ft<sup>2</sup>**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$1.1M**

\$1.1M low

\$1.2M high

Last Sale

**\$425,000 · Aug 22, 2003**

Est. Owner Equity

**\$439,512**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,283 (2025) |
| Assessed Value    | \$616,337      |
| Previous Assessed | \$604,252      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | ORANGE                  |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Dec 10, 2020 | Financing       | Intrafamily Transfer |           |                    | \$269K |
| Dec 10, 2020 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Dec 14, 2012 | Quitclaim       | Quit Claim Transfer  |           |                    | \$349K |
| Dec 14, 2012 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jul 11, 2012 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jul 11, 2012 | Quitclaim       | Quit Claim Transfer  |           |                    | \$350K |
| Jul 15, 2008 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Sep 13, 2004 | Financing       | Grant Deed           |           |                    | \$334K |
| Aug 22, 2003 | Resale          | Grant Deed           | \$425,000 | \$271              | \$323K |
| Jan 28, 1992 | Quitclaim       | Quit Claim Transfer  |           |                    | \$180K |
| Mar 14, 1989 | Quitclaim       | Quit Claim Transfer  |           |                    | \$169K |
| Mar 14, 1989 | Non-arms-length | Trustees Deed        | \$25,000  | \$16               |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>63,840</b><br>POPULATION | <b>\$119K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>75%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|