

Single Family Residence **RESIDENTIAL**

22857 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,313,210 TopHap Estimate · \$563 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,334 ft²

LIVING AREA

3,000 ft²

LOT SIZE

1976

YEAR BUILT

3

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$545,000 · May 22, 2002

Est. Owner Equity

\$716,610

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$8,379 (2025)
Assessed Value	\$821,222
Previous Assessed	\$805,120

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.07
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2005	Financing	Intrafamily Transfer			\$200K
Apr 22, 2003	Quitclaim	Quit Claim Transfer			
May 22, 2002	Quitclaim	Quit Claim Transfer			
May 22, 2002	Resale	Grant Deed	\$545,000	\$234	\$301K
Jan 13, 1988	Quitclaim	Quit Claim Transfer	\$93,000	\$40	

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	Owner occupied
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