

Single Family Residence **RESIDENTIAL**

22839 RIDGE ROUTE LN

LAKE FOREST, CA 92630

\$1,500,000 TopHap Estimate · \$708 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,118 ft²

LIVING AREA

0.17 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

7

ROOMS

4

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,500,000 · Jul 7, 2026

Est. Owner Equity

\$1,500,000

TAX & ASSESSMENT

Property Tax	\$9,891 (2025)
Assessed Value	\$959,893
Previous Assessed	\$941,072

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2026	Resale	Grant Deed	\$1,500,000	\$708	
Apr 3, 2025	Financing	Intrafamily Transfer			
Mar 17, 2025	Financing	Intrafamily Transfer			
Aug 11, 2015	Quitclaim	Quit Claim Transfer			
Mar 12, 2013	Resale	Grant Deed	\$770,000	\$364	
Mar 8, 2013	Recorded document	Grant Deed			
Mar 13, 2013	Recorded document	Affidavit Of Death			
Oct 25, 2001	Resale	Grant Deed	\$475,000	\$224	

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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