

Single Family Residence **RESIDENTIAL**

2142 RIDGEVIEW PL

ESCONDIDO, CA 92026

\$635,441 TopHap Estimate · \$514 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,237 ft²

LIVING AREA

0.12 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$635K

\$553K low

\$718K high

Last Sale

\$629,000 · Jan 15, 2026

Est. Owner Equity

\$56,441

Loan-to-Value

91%

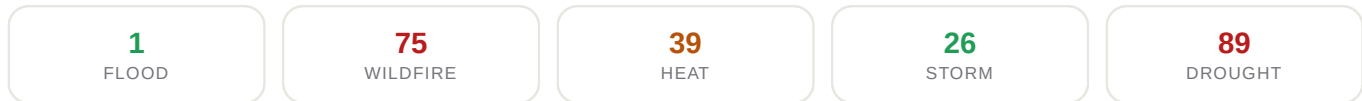
TAX & ASSESSMENT

Property Tax	\$6,069 (2025)
Assessed Value	\$539,761
Previous Assessed	\$529,178

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.12
Heating	Forced Air With Air Conditioning
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2026	Resale	Grant Deed	\$629,000	\$508	\$579K
Jul 17, 2006	Resale	Grant Deed	\$395,000	\$319	\$370K
Nov 29, 1995	Non-arms-length	Grant Deed	\$2,000	\$2	
Apr 24, 1992	Resale	Grant Deed	\$15,000	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Broadway Elementary School	Elementary	KG–5	0.4 mi
Escondido High School	High	9–12	0.9 mi
Rincon Middle School	Middle	6–8	0.9 mi

District: Escondido Union High 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 92026

88 CRIME INDEX	108 AIR POLLUTION	52,940 POPULATION	\$94K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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