

Single Family Residence **RESIDENTIAL**

15605 RISING RIVER PL N

SAN DIEGO, CA 92127

\$2,601,239 TopHap Estimate · \$621 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,192 ft²
LIVING AREA

0.36 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.8M high

Last Sale

\$2,100,000 · Apr 21, 2021

Est. Owner Equity

\$937,239

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$30,370 (2025)
Assessed Value	\$2,318,566
Previous Assessed	\$2,273,105

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.36
Pool	Yes

CLIMATE RISK

1 FLOOD	91 WILDFIRE	43 HEAT	16 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2023	Financing	Intrafamily Transfer			
Mar 29, 2021	Resale	Grant Deed	\$2,100,000	\$501	\$1.7M
Jun 8, 2013	Quitclaim	Quit Claim Transfer			
May 17, 2007	Resale	Grant Deed	\$1,350,000	\$322	\$1M
Sep 21, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Sur Elementary School	Elementary	KG–5	0.4 mi
Del Norte High School	High	9–12	1.6 mi
Oak Valley Middle School	Middle	6–8	2.6 mi

District: Poway 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 92127

25 CRIME INDEX	101 AIR POLLUTION	51,347 POPULATION	\$167K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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