

Single Family Residence **RESIDENTIAL**

15586 RISING RIVER PL S

SAN DIEGO, CA 92127

\$3,053,893 TopHap Estimate · \$692 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,413 ft²
LIVING AREA

0.35 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$3.1M

\$2.7M low

\$3.4M high

Last Sale

\$2,840,000 · Jun 24, 2024

Est. Owner Equity

\$2,053,893

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$37,815 (2025)
Assessed Value	\$2,954,736
Previous Assessed	\$2,896,800

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.35
Pool	No

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
Jun 7, 2024	Resale	Grant Deed	\$2,840,000	\$644	\$1M
Sep 8, 2015	Resale	Grant Deed	\$1,362,500	\$309	\$954K
Aug 12, 2011	Quitclaim	Quit Claim Transfer			
May 17, 2007	Resale	Grant Deed	\$1,398,500	\$317	\$1.1M
Sep 12, 2005	Resale	Grant Deed	\$9,093,636	\$2061	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Sur Elementary School	Elementary	KG–5	0.5 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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