

Single Family Residence **RESIDENTIAL**

# 15571 RISING RIVER PL S

SAN DIEGO, CA 92127

**\$2,536,341** TopHap Estimate · \$565 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**4.5**

BATHS

**4,491 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$2.5M**

\$2.2M low

\$2.8M high

Last Sale

**\$1,150,000 · Sep 27, 2011**

Est. Owner Equity

**\$1,406,341**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$22,465 (2025) |
| Assessed Value    | \$1,473,339     |
| Previous Assessed | \$1,444,451     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.26                    |
| Pool          | Yes                     |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 91<br>WILDFIRE | 43<br>HEAT | 16<br>STORM | 87<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Feb 11, 2023 | Financing | Intrafamily Transfer |             |                    |        |
| Sep 8, 2011  | Resale    | Grant Deed           | \$1,150,000 | \$256              | \$920K |
| Mar 15, 2007 | Resale    | Grant Deed           | \$1,445,000 | \$322              | \$1.2M |
| Sep 12, 2005 | Resale    | Grant Deed           | \$9,093,636 | \$2025             |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>51,347</b><br>POPULATION | <b>\$167K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|