

Single Family Residence **RESIDENTIAL**

15558 RISING RIVER PL S

SAN DIEGO, CA 92127

\$2,917,564 TopHap Estimate · \$621 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,699 ft²
LIVING AREA

0.59 ac
LOT SIZE

2006
YEAR BUILT

3
PARKING

VALUATION

\$2.9M

\$2.8M low

\$3.1M high

Last Sale

\$1,773,000 · Apr 9, 2007

Est. Owner Equity

\$1,778,564

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$33,867 (2025)
Assessed Value	\$2,575,560
Previous Assessed	\$2,525,059

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.59
Pool	No

CLIMATE RISK

1 FLOOD	91 WILDFIRE	43 HEAT	16 STORM	87 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2020	Financing	Intrafamily Transfer			
Sep 22, 2020	Financing	Intrafamily Transfer			\$453K
Sep 27, 2012	Quitclaim	Quit Claim Transfer			
Sep 27, 2012	Financing	Intrafamily Transfer			\$546K
Nov 1, 2010	Quitclaim	Quit Claim Transfer			
Oct 27, 2010	Financing	Intrafamily Transfer			\$686K
Jul 9, 2009	Quitclaim	Quit Claim Transfer			\$698K
Jul 24, 2007	Quitclaim	Quit Claim Transfer			
Apr 3, 2007	Resale	Grant Deed	\$1,773,000	\$377	\$800K
Sep 12, 2005	Resale	Grant Deed	\$9,093,636	\$1935	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Sur Elementary School	Elementary	KG–5	0.6 mi
Del Norte High School	High	9–12	1.7 mi
Oak Valley Middle School	Middle	6–8	2.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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