

Single Family Residence **RESIDENTIAL**

2133 RIDGEVIEW PL

ESCONDIDO, CA 92026

\$539,068 TopHap Estimate · \$616 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

875 ft²

LIVING AREA

3,976 ft²

LOT SIZE

1974

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$539K

\$508K low

\$570K high

Last Sale

\$472,000 · Oct 6, 2021

Est. Owner Equity

\$92,068

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,667 (2025)
Assessed Value	\$510,905
Previous Assessed	\$500,888

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SAN DIEGO
Lot (acres)	0.91
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1
FLOOD

77
WILDFIRE

39
HEAT

26
STORM

89
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2021	Resale	Grant Deed	\$472,000	\$539	\$447K
Jun 3, 2004	Quitclaim	Quit Claim Transfer			
May 18, 2004	Quitclaim	Quit Claim Transfer			\$163K
Apr 4, 2003	Quitclaim	Quit Claim Transfer			
Nov 26, 2001	Quitclaim	Quit Claim Transfer			
Jun 30, 1995	Resale	Grant Deed	\$111,500	\$127	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Broadway Elementary School	Elementary	KG–5	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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