

Single Family Residence

RESIDENTIAL

609 ROCA PL

VISTA, CA 92084

\$904,949

TopHap Estimate · \$462 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,960 ft²

LIVING AREA

0.51 ac

LOT SIZE

1975

YEAR BUILT

6

ROOMS

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$905K

\$818K low

\$992K high

Est. Owner Equity	\$279,449
Loan-to-Value	60%

TAX & ASSESSMENT

Property Tax	\$1,457 (2025)
Assessed Value	\$135,478
Previous Assessed	\$132,823

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.51
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

54 FLOOD	95 WILDFIRE	36 HEAT	16 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2018	Recorded document	Affidavit Of Death			
Jun 16, 2016	Recorded document	Affidavit Of Death			
Mar 9, 2015	Quitclaim	Quit Claim Transfer			
Jan 16, 2015	Financing	Grant Deed			\$376K
Dec 3, 1998	Quitclaim	Quit Claim Transfer			
Dec 1, 1998	Quitclaim	Quit Claim Transfer			
Sep 18, 1998	Quitclaim	Quit Claim Transfer			
Mar 11, 1997	Quitclaim	Quit Claim Transfer			
Sep 29, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	1.2 mi
Vista High School	High	9–12	1.9 mi
Roosevelt Middle School	Middle	6–8	2.7 mi

District: Vista 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 92084

78 CRIME INDEX	100 AIR POLLUTION	51,313 POPULATION	\$94K MEDIAN IN-COME	62°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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