

Single Family Residence **RESIDENTIAL**

1012 ROSARIO LN

VISTA, CA 92084

\$1,230,534 TopHap Estimate · \$515 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,388 ft²

LIVING AREA

0.43 ac

LOT SIZE

1963

YEAR BUILT

6

ROOMS

4

PARKING

VALUATION

\$1.2M

\$937K low

\$1.5M high

Last Sale

\$1,200,000 · Nov 4, 2025

Est. Owner Equity

\$1,230,534

TAX & ASSESSMENT

Property Tax	\$4,431 (2025)
Assessed Value	\$641,697
Previous Assessed	\$324,841

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.43
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	54 WILDFIRE	36 HEAT	17 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2025	Resale	Grant Deed	\$1,200,000	\$503	
Jan 10, 2023	Financing	Intrafamily Transfer			
Jan 10, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Apr 15, 1993	Quitclaim	Quit Claim Transfer			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista High School	High	9–12	1.1 mi
Monte Vista Elementary School	Elementary	KG–5	1.7 mi
Roosevelt Middle School	Middle	6–8	3.6 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	Absentee owner
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