

Condominium

RESIDENTIAL

16632 ROCA DR

SAN DIEGO, CA 92128

\$667,711 TopHap Estimate · \$492 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,358 ft²

LIVING AREA

6.58 ac

LOT SIZE

1970

YEAR BUILT

VALUATION

\$668K

\$552K low

\$784K high

Last Sale

\$670,000 · Dec 5, 2025

Est. Owner Equity

\$667,711

TAX & ASSESSMENT

Property Tax	\$2,475 (2025)
Assessed Value	\$137,101
Previous Assessed	\$174,997

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Pool	No

CLIMATE RISK

93
FLOOD

1
WILDFIRE

46
HEAT

17
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2025	Resale	Grant Deed	\$670,000	\$493	
Jan 16, 2025	Financing	Intrafamily Transfer			
May 31, 2007	Resale	Grant Deed	\$298,000	\$219	\$298K
Jun 16, 1995	Resale	Grant Deed	\$124,000	\$91	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bernardo Heights Middle School	Middle	6–8	1.3 mi
Rancho Bernardo High School	High	9–12	1.4 mi
Highland Ranch Elementary School	Elementary	KG–5	2.3 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 92128

66 CRIME INDEX	106 AIR POLLUTION	47,503 POPULATION	\$123K MEDIAN IN-COME	63°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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