

Single Family Residence **RESIDENTIAL**

612 ROCA PL

VISTA, CA 92084

\$1,124,460 TopHap Estimate · \$307 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,657 ft²

LIVING AREA

3.87 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$979K low

\$1.3M high

Last Sale

\$150,000 · Apr 22, 2025

Est. Owner Equity

\$1,124,460

TAX & ASSESSMENT

Property Tax	\$15,033 (2025)
Assessed Value	\$1,366,526
Previous Assessed	\$1,329,059

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Pool	Yes

CLIMATE RISK

1 FLOOD	96 WILDFIRE	37 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
Mar 27, 2025	Resale	Grant Deed	\$150,000	\$41	
Nov 28, 2023	Financing	Intrafamily Transfer			
Jun 1, 2023	Resale	Grant Deed	\$1,300,000	\$355	\$850K
Jun 1, 2023	Financing	Intrafamily Transfer			
Jan 23, 2020	Quitclaim	Quit Claim Transfer			
Jun 13, 2017	Resale	Grant Deed	\$899,000	\$246	\$250K
Sep 5, 1996	Resale	Grant Deed	\$78,500	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	1.1 mi
Vista High School	High	9–12	2.0 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	Absentee owner
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