

Single Family Residence **RESIDENTIAL**

622 ROCA PL

VISTA, CA 92084

\$1,532,536 TopHap Estimate · \$419 / ft² · confidence 87 · as of Jul 14, 2026



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BEDS

4

BATHS

3,660 ft²

LIVING AREA

2.23 ac

LOT SIZE

1998

YEAR BUILT

6

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,600,000 · Jul 3, 2024

Est. Owner Equity

\$1,213,936

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$18,058 (2025)
Assessed Value	\$1,632,000
Previous Assessed	\$1,600,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Pool	Yes

CLIMATE RISK

1 FLOOD	95 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
Apr 7, 2026	Financing	Intrafamily Transfer			
Jun 24, 2025	Financing	Intrafamily Transfer			
Feb 5, 2024	Resale	Grant Deed	\$1,600,000	\$437	\$319K
Jun 7, 2014	Quitclaim	Quit Claim Transfer			
Jan 29, 1997	Financing	Grant Deed			\$269K
Aug 23, 1996	Resale	Grant Deed	\$63,000	\$17	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	1.2 mi
Vista High School	High	9–12	2.0 mi
Roosevelt Middle School	Middle	6–8	2.8 mi

District: Vista Unified School District



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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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