

Condominium

**RESIDENTIAL**

# 12643 ROBISON BLVD

POWAY, CA 92064

**\$468,801** TopHap Estimate · \$616 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**761 ft<sup>2</sup>**

LIVING AREA

**1.56 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$469K**

**\$453K low**

**\$485K high**

Last Sale

**\$435,000 · Mar 9, 2022**

Est. Owner Equity

**\$120,801**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,306 (2025) |
| Assessed Value    | \$470,852      |
| Previous Assessed | \$461,621      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Condominium           |
| Style         | Contemporary          |
| County        | SAN DIEGO             |
| Construction  | Frame (Unspecified)   |
| Roof          | Roll Tar & Gravel     |
| Heating       | Radiant               |
| Cooling       | Wall Unit             |
| Garage        | Carport (Unspecified) |
| Pool          | No                    |

## CLIMATE RISK

**39**  
FLOOD

**60**  
WILDFIRE

**46**  
HEAT

**16**  
STORM

**87**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Mar 7, 2022  | Resale | Grant Deed | \$435,000 | \$572              | \$348K |
| Aug 28, 2007 | Resale | Grant Deed | \$228,000 | \$300              | \$228K |
| Jan 22, 1999 | Resale | Grant Deed | \$78,000  | \$102              | \$76K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Pomerado Elementary School | Elementary | KG–5   | 0.4 mi   |
| Meadowbrook Middle School  | Middle     | 6–8    | 0.7 mi   |
| Poway High School          | High       | 9–12   | 3.4 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 92064

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>33</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>49,579</b><br>POPULATION | <b>\$133K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|