

Single Family Residence **RESIDENTIAL**

# 15375 ROSETTE RUN

VALLEY CENTER, CA 92082

**\$804,972** TopHap Estimate · \$433 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,858 ft<sup>2</sup>**

LIVING AREA

**2.31 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$805K**

\$779K low

\$831K high

Last Sale

\$240,000 · Jul 28, 1989

Est. Owner Equity

\$598,972

Loan-to-Value

25%

## TAX & ASSESSMENT

Property Tax

\$5,018 (2025)

Assessed Value

\$450,341

Previous Assessed

\$441,512

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>68</b><br>FLOOD | <b>99</b><br>WILDFIRE | <b>50</b><br>HEAT | <b>31</b><br>STORM | <b>89</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 22, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Oct 22, 2025 | Financing | Intrafamily Transfer |           |                    | \$176K |
| Jan 8, 2008  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Dec 3, 2003  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 28, 1989 | Resale    | Grant Deed           | \$240,000 | \$129              | \$46K  |
| Jan 6, 1988  | Resale    | Grant Deed           | \$163,000 | \$88               | \$103K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Valley Center High School    | High       | 9–12   | 1.7 mi   |
| Valley Center Primary School | Elementary | PK–2   | 2.5 mi   |
| Valley Center Middle School  | Middle     | 6–8    | 3.3 mi   |

District: Valley Center-Pauma 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 92082

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>22,244</b><br>POPULATION | <b>\$118K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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