

Single Family Residence

RESIDENTIAL

# 2277 ROCK VIEW GLN

ESCONDIDO, CA 92026

**\$952,633** TopHap Estimate · \$518 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,840 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$953K**

\$899K low

\$1M high

Last Sale

**\$598,000 · Mar 15, 2018**

Est. Owner Equity

**\$952,633**

## TAX & ASSESSMENT

Property Tax

**\$7,839 (2025)**

Assessed Value

**\$694,025**

Previous Assessed

**\$680,417**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.11                    |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 97<br>WILDFIRE | 38<br>HEAT | 26<br>STORM | 89<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 23, 2019 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 6, 2018  | Resale    | Grant Deed          | \$598,000 | \$325              |        |
| Oct 22, 1998 | Resale    | Grant Deed          | \$212,500 | \$115              |        |
| Jul 24, 1996 | Resale    | Grant Deed          | \$189,000 | \$103              | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Richland Elementary School  | Elementary | KG–5   | 1.1 mi   |
| Woodland Park Middle School | Middle     | 6–8    | 1.5 mi   |
| Mission Hills High School   | High       | 9–12   | 1.9 mi   |

District: San Marcos 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 92026

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>88</div> <div>CRIME INDEX</div> | <div>108</div> <div>AIR POLLUTION</div> | <div>52,940</div> <div>POPULATION</div> | <div>\$94K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|