

Single Family Residence **RESIDENTIAL**

18170 VIA ROSWITHA

RANCHO SANTA FE, CA 92067

\$6,851,161 TopHap Estimate · \$7,159 / ft² · confidence 94 · as of Jul 14, 2026

7
BEDS

7.5
BATHS

957 ft²
LIVING AREA

3.1 ac
LOT SIZE

1990
YEAR BUILT

5
PARKING

VALUATION

\$6.9M

\$6.5M low

\$7.2M high

Last Sale

\$6,750,000 · Aug 31, 2021

Est. Owner Equity

\$6,851,161

TAX & ASSESSMENT

Property Tax

\$78,193 (2025)

Assessed Value

\$7,306,416

Previous Assessed

\$7,163,154

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	89 WILDFIRE	40 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2021	Financing	Intrafamily Transfer			
Jun 22, 2021	Resale	Grant Deed	\$6,750,000	\$7053	
Dec 30, 2019	Recorded document	Correction Deed			
Dec 30, 2019	Recorded document	Correction Deed			
Dec 30, 2019	Recorded document	Correction Deed			
Dec 30, 2019	Recorded document	Correction Deed			
Dec 30, 2019	Quitclaim	Quit Claim Transfer			
Dec 30, 2019	Quitclaim	Quit Claim Transfer			
Dec 30, 2019	Quitclaim	Quit Claim Transfer			
Dec 30, 2019	Quitclaim	Quit Claim Transfer			
Mar 23, 2017	Quitclaim	Quit Claim Transfer			
Mar 23, 2017	Quitclaim	Quit Claim Transfer			
Mar 23, 2017	Recorded document	Affidavit Of Death			
Dec 28, 2012	Quitclaim	Quit Claim Transfer			
Dec 28, 2012	Quitclaim	Quit Claim Transfer			
Nov 20, 2012	Recorded document	Affidavit Of Death			
Mar 28, 1996	Quitclaim	Quit Claim Transfer			
Dec 7, 1993	Resale	Grant Deed	\$1,175,000	\$1228	
Aug 12, 1993	Resale	Grant Deed	\$1,000,000	\$1045	\$750K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
R. Roger Rowe Elementary School	Elementary	KG–5	1.8 mi
R. Roger Rowe Middle School	Middle	6–8	1.8 mi
Torrey Pines High School	High	9–12	6.3 mi

District: Rancho Santa Fe Elementary 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 92067

105 CRIME INDEX	103 AIR POLLUTION	8,970 POPULATION	\$191K 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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