

Single Family Residence

RESIDENTIAL

345 S ROSE ST

ESCONDIDO, CA 92027

\$577,766

TopHap Estimate · \$275 / ft² · confidence 81 · as of Jul 14, 2026



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2

BEDS

2

BATHS

2,100 ft²

LIVING AREA

0.35 ac

LOT SIZE

1971

YEAR BUILT

VALUATION

\$578K

\$470K low

\$686K high

Last Sale

\$560,000 · Mar 7, 2025

Est. Owner Equity

\$577,766

TAX & ASSESSMENT

Property Tax	\$2,921 (2025)
Assessed Value	\$571,199
Previous Assessed	\$260,015

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.35
Pool	No

CLIMATE RISK

1 FLOOD	74 WILDFIRE	43 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Mar 5, 2025	Resale	Grant Deed	\$560,000	\$267	
Apr 1, 1993	Resale	Grant Deed	\$150,000	\$71	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Hill Elementary School	Elementary	PK–5	0.4 mi
Orange Glen High School	High	9–12	0.9 mi
Hidden Valley Middle School	Middle	6–8	1.3 mi

District: Escondido Union High 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 92027

82 CRIME INDEX	103 AIR POLLUTION	58,613 POPULATION	\$87K 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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