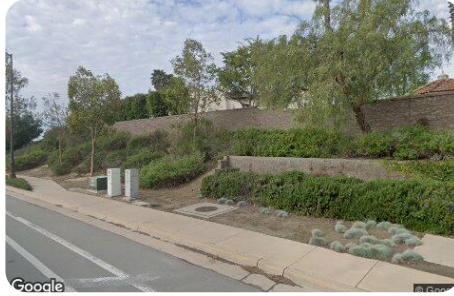


Single Family Residence **RESIDENTIAL**

15591 RISING RIVER PL S

SAN DIEGO, CA 92127

\$2,620,769 TopHap Estimate · \$558 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,699 ft²
LIVING AREA

0.28 ac
LOT SIZE

2006
YEAR BUILT

3
PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.8M high

Last Sale

\$2,025,500 · Jun 25, 2021

Est. Owner Equity

\$1,870,769

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$30,330 (2025)
Assessed Value	\$2,235,871
Previous Assessed	\$2,192,031

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.28
Pool	No

CLIMATE RISK

1 FLOOD	91 WILDFIRE	43 HEAT	16 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2021	Financing	Intrafamily Transfer			
May 24, 2021	Resale	Grant Deed	\$2,025,500	\$431	\$750K
Oct 13, 2016	Quitclaim	Quit Claim Transfer			
Aug 17, 2007	Resale	Grant Deed	\$1,191,500	\$254	\$834K
Sep 12, 2005	Resale	Grant Deed	\$9,093,636	\$1935	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Sur Elementary School	Elementary	KG–5	0.5 mi
Del Norte High School	High	9–12	1.6 mi
Oak Valley Middle School	Middle	6–8	2.6 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 92127

25 CRIME INDEX	101 AIR POLLUTION	51,347 POPULATION	\$167K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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