

Single Family Residence **RESIDENTIAL**

640 N ROSE ST

ESCONDIDO, CA 92027

\$591,787 TopHap Estimate · \$365 / ft² · confidence 83 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,623 ft²
LIVING AREA

0.14 ac
LOT SIZE

1970
YEAR BUILT

2
PARKING

VALUATION

\$592K

\$492K low

\$692K high

Last Sale

\$580,000 · Oct 29, 2025

Est. Owner Equity

\$127,787

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$958 (2025)
Assessed Value	\$675,000
Previous Assessed	\$87,863

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.14
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

66 FLOOD	48 WILDFIRE	43 HEAT	24 STORM	89 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

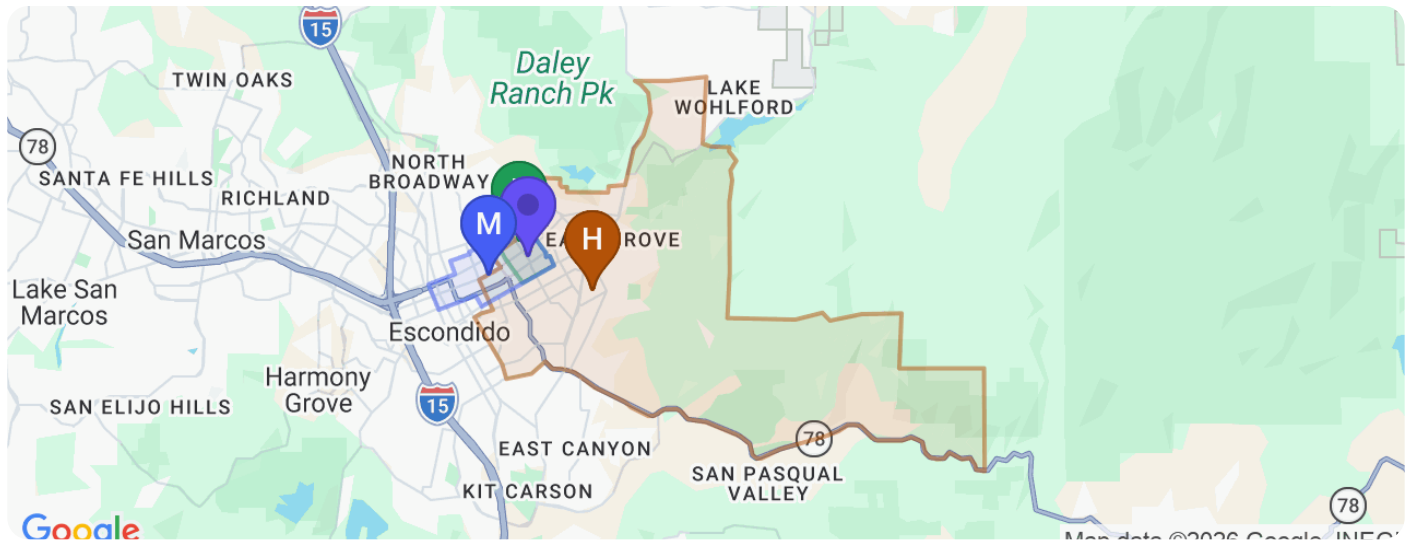
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2025	Resale	Grant Deed	\$580,000	\$357	\$464K
Oct 8, 2025	Financing	Intrafamily Transfer			
Oct 1, 2025	Financing	Intrafamily Transfer			
Feb 23, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rose Elementary School	Elementary	PK–5	0.3 mi
Mission Middle School	Middle	6–8	0.8 mi
Orange Glen High School	High	9–12	1.3 mi

District: Escondido Union High 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 92027

82 CRIME INDEX	103 AIR POLLUTION	58,613 POPULATION	\$87K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------