

Single Family Residence

RESIDENTIAL

1246 RHEA PL

VISTA, CA 92084

\$772,750

TopHap Estimate · \$326 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,374 ft²

LIVING AREA

0.39 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$773K

\$715K low

\$830K high

Last Sale

\$115,000 · Jan 9, 1990

Est. Owner Equity

\$352,750

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,247 (2025)
Assessed Value	\$473,504
Previous Assessed	\$464,221

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.39
Roof	Rock / Gravel
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	36 HEAT	17 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2011	Financing	Intrafamily Transfer			\$364K
May 13, 1991	Resale	Grant Deed	\$119,000	\$50	
Apr 26, 1991	Resale	Grant Deed	\$119,000	\$50	\$96K
Jan 9, 1990	Resale	Trustees Deed	\$115,000	\$48	
Jan 9, 1990	Resale	Trustees Deed	\$115,000	\$48	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista High School	High	9–12	0.5 mi
Bobier Elementary School	Elementary	KG–5	0.6 mi
Roosevelt Middle School	Middle	6–8	2.8 mi

District: Vista 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 92084

78 CRIME INDEX	100 AIR POLLUTION	51,313 POPULATION	\$94K MEDIAN IN-COME	62°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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