

Condominium

RESIDENTIAL

1452 RANCHO ROSE WAY

OCEANSIDE, CA 92057

\$667,082 TopHap Estimate · \$484 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,379 ft²

LIVING AREA

4.8 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$667K

\$639K low

\$695K high

Last Sale

\$365,000 · Apr 19, 2016

Est. Owner Equity

\$287,514

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,837 (2025)
Assessed Value	\$440,719
Previous Assessed	\$432,078

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Pool	Yes

CLIMATE RISK

39 FLOOD	89 WILDFIRE	36 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
Mar 19, 2026	Financing	Intrafamily Transfer			
Apr 4, 2016	Resale	Grant Deed	\$365,000	\$265	\$365K
Aug 10, 2004	Resale	Grant Deed	\$325,000	\$236	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	0.5 mi
Roosevelt Middle School	Middle	6–8	1.4 mi
Vista High School	High	9–12	2.3 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 92057

67 CRIME INDEX	97 AIR POLLUTION	55,095 POPULATION	\$101K 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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