

Single Family Residence **RESIDENTIAL**

15562 RISING RIVER PL S

SAN DIEGO, CA 92127

\$2,627,317 TopHap Estimate · \$579 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

4,539 ft²
LIVING AREA

0.32 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.8M high

Last Sale

\$1,500,000 · Aug 23, 2019

Est. Owner Equity

\$1,216,317

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$28,589 (2025)
Assessed Value	\$2,154,626
Previous Assessed	\$2,112,380

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.32
Pool	Yes

CLIMATE RISK

1 FLOOD	91 WILDFIRE	43 HEAT	16 STORM	87 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2019	Quitclaim	Quit Claim Transfer			
Jul 22, 2019	Resale	Grant Deed	\$1,500,000	\$330	\$1.2M
Mar 1, 2018	Financing	Trustees Deed			\$300K
May 10, 2017	Financing	Trustees Deed			\$300K
Apr 4, 2017	Resale	Grant Deed	\$1,625,000	\$358	\$848K
Nov 22, 2016	Resale	Grant Deed	\$1,150,000	\$253	
Nov 22, 2016	Quitclaim	Quit Claim Transfer			\$587K
Dec 8, 2016	Resale	Grant Deed	\$1,123,500	\$248	
Apr 22, 2016	Non-arms-length	Trustees Deed	\$1,558,216	\$343	
Sep 15, 2008	Recorded document	Grant Deed			
Feb 19, 2008	Recorded document	Grant Deed			
Sep 21, 2006	Resale	Grant Deed	\$1,470,000	\$324	\$1.2M
Sep 12, 2005	Resale	Grant Deed	\$9,093,636	\$2003	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Sur Elementary School	Elementary	KG–5	0.5 mi
Del Norte High School	High	9–12	1.7 mi
Oak Valley Middle School	Middle	6–8	2.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------