

Single Family Residence **RESIDENTIAL**

15579 RISING RIVER PL S

SAN DIEGO, CA 92127

\$2,415,710 TopHap Estimate · \$514 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,699 ft²
LIVING AREA

0.24 ac
LOT SIZE

2006
YEAR BUILT

3
PARKING

VALUATION

\$2.4M

\$2.3M low

\$2.6M high

Last Sale

\$1,600,000 · Jun 29, 2020

Est. Owner Equity

\$1,375,710

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$25,708 (2025)
Assessed Value	\$1,784,826
Previous Assessed	\$1,749,830

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.24
Pool	Yes

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
May 27, 2020	Resale	Grant Deed	\$1,600,000	\$340	\$1M
Dec 3, 2010	Quitclaim	Quit Claim Transfer			
Dec 3, 2010	Quitclaim	Quit Claim Transfer	\$975,000	\$207	\$876K
Jan 16, 2007	Resale	Grant Deed	\$1,525,000	\$325	
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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