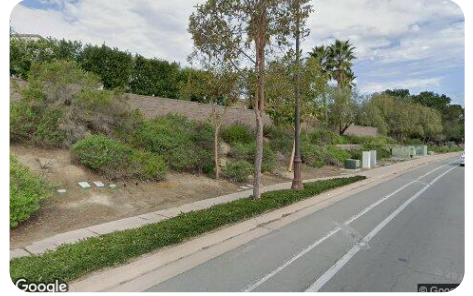


Single Family Residence **RESIDENTIAL**

15583 RISING RIVER PL S

SAN DIEGO, CA 92127

\$2,875,000 TopHap Estimate · \$686 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,192 ft²
LIVING AREA

0.28 ac
LOT SIZE

2006
YEAR BUILT

2
PARKING

VALUATION

\$2.9M

\$2.5M low

\$3.2M high

Last Sale

\$1,461,500 · Nov 29, 2006

Est. Owner Equity

\$1,525,000

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$27,018 (2025)
Assessed Value	\$1,996,645
Previous Assessed	\$1,957,496

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.28
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
Mar 28, 2024	Financing	Affidavit Of Death Of Joint Tenant			\$350K
Nov 1, 2006	Resale	Grant Deed	\$1,461,500	\$349	\$1M
Sep 12, 2005	Resale	Grant Deed	\$9,093,636	\$2169	

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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