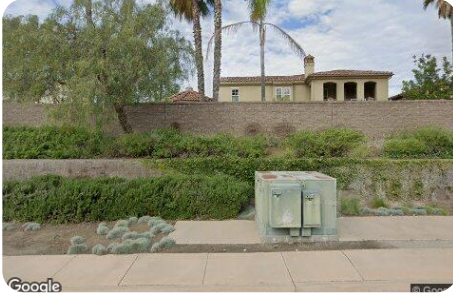


Single Family Residence **RESIDENTIAL**

15570 RISING RIVER PL S

SAN DIEGO, CA 92127

\$2,258,452 TopHap Estimate · \$572 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,951 ft²

LIVING AREA

0.28 ac

LOT SIZE

2006

YEAR BUILT

3

PARKING

VALUATION

\$2.3M

\$1.9M low

\$2.6M high

Last Sale

\$1,150,000 · Jul 24, 2009

Est. Owner Equity

\$1,758,452

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$7,399 (2025)
Assessed Value	\$194,181
Previous Assessed	\$190,375

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.28
Pool	No

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
Jul 23, 2014	Quitclaim	Quit Claim Transfer			
Jul 1, 2009	Resale	Grant Deed	\$1,150,000	\$291	
Nov 7, 2006	Resale	Grant Deed	\$1,401,500	\$355	\$951K
Sep 12, 2005	Resale	Grant Deed	\$9,093,636	\$2302	

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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