

Condominium

RESIDENTIAL

1448 RANCHO ROSE WAY

OCEANSIDE, CA 92057

\$642,992 TopHap Estimate · \$466 / ft² · confidence 95 · 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

\$643K

\$611K low

\$675K high

Last Sale

\$433,000 · Aug 29, 2019

Est. Owner Equity

\$296,592

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,384 (2025)
Assessed Value	\$483,013
Previous Assessed	\$473,543

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 9, 2021	Financing	Intrafamily Transfer			
Aug 16, 2019	Resale	Grant Deed	\$433,000	\$314	\$346K
Jul 20, 2015	Quitclaim	Quit Claim Transfer			

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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