

Single Family Residence

RESIDENTIAL

602 ROCA PL

VISTA, CA 92084

\$852,553

TopHap Estimate · \$476 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,792 ft²

LIVING AREA

0.69 ac

LOT SIZE

2021

YEAR BUILT

VALUATION

\$853K

\$755K low

\$950K high

Last Sale

\$166,000 · Dec 15, 2017

Est. Owner Equity

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TAX & ASSESSMENT

Property Tax	\$6,464 (2025)
Assessed Value	\$587,555
Previous Assessed	\$576,035

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.69
Pool	No

CLIMATE RISK

1 FLOOD	95 WILDFIRE	37 HEAT	16 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2025	Financing	Intrafamily Transfer			
Oct 17, 2017	Resale	Grant Deed	\$166,000	\$93	
Oct 17, 2017	Quitclaim	Quit Claim Transfer			
May 19, 1993	Resale	Grant Deed	\$45,000	\$25	
Sep 1, 1988	Quitclaim	Quit Claim Transfer			
Sep 1, 1988	Resale	Trustees Deed	\$63,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	1.1 mi
Vista High School	High	9–12	1.9 mi
Roosevelt Middle School	Middle	6–8	2.7 mi

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 92084

78 CRIME INDEX	100 AIR POLLUTION	51,313 POPULATION	\$94K 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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