

Single Family Residence

RESIDENTIAL

4805 RISING GLEN DR

OCEANSIDE, CA 92056

\$620,253 TopHap Estimate · \$566 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,095 ft²

LIVING AREA

0.15 ac

LOT SIZE

1977

YEAR BUILT

1

PARKING

VALUATION

\$620K

\$584K low

\$656K high

Last Sale

\$87,500 · Jan 13, 1999

Est. Owner Equity

\$30,753

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,696 (2025)
Assessed Value	\$153,996
Previous Assessed	\$150,977

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.15
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	35 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
Jun 29, 2015	Quitclaim	Quit Claim Transfer			
Jan 13, 1999	Resale	Grant Deed	\$87,500	\$80	\$70K
Aug 10, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
T.H.E. Leadership Academy	Elementary	KG–5	0.1 mi
Roosevelt Middle School	Middle	6–8	1.4 mi
Vista High School	High	9–12	1.9 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 92056

79 CRIME INDEX	98 AIR POLLUTION	55,699 POPULATION	\$93K MEDIAN IN-COME	62°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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