

Single Family Residence **RESIDENTIAL**

855 ROSEMARY LN

VISTA, CA 92081

\$810,015 TopHap Estimate · \$538 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,506 ft²

LIVING AREA

0.24 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$810K

\$678K low

\$942K high

Last Sale

\$803,000 · Feb 2, 2026

Est. Owner Equity

\$21,658

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$6,909 (2025)
Assessed Value	\$562,296
Previous Assessed	\$551,271

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.23
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	78 WILDFIRE	37 HEAT	17 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 12, 2026	Resale	Grant Deed	\$803,000	\$533	\$788K
Jul 5, 2016	Resale	Grant Deed	\$475,000	\$315	\$380K
Nov 30, 2009	Resale	Grant Deed	\$330,000	\$219	\$336K
Jun 9, 2009	Resale	Grant Deed	\$180,000	\$120	
Apr 1, 2009	Foreclosure sale	Trustees Deed	\$201,000	\$133	
Jul 26, 2005	Quitclaim	Quit Claim Transfer			\$300K
Dec 18, 2002	Quitclaim	Quit Claim Transfer			
Jul 30, 1999	Resale	Grant Deed	\$199,500	\$132	\$160K
Dec 16, 1994	Resale	Grant Deed	\$134,500	\$89	\$128K
Oct 19, 1994	Non-arms-length	Trustees Deed	\$135,000	\$90	
Sep 13, 1988	Non-arms-length	Trustees Deed	\$133,500	\$89	
Sep 13, 1988	Resale	Trustees Deed	\$133,500	\$89	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breeze Hill Elementary School	Elementary	KG–5	0.9 mi
Madison Middle School	Middle	6–8	1.4 mi
Rancho Buena Vista High School	High	9–12	1.6 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 92081

88 CRIME INDEX	99 AIR POLLUTION	27,824 POPULATION	\$92K 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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