

Single Family Residence **RESIDENTIAL**

869 ROSEMARY LN

VISTA, CA 92081

\$704,696 TopHap Estimate · \$468 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,506 ft²

LIVING AREA

0.23 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$705K

\$682K low

\$727K high

Last Sale

\$521,000 · Jun 22, 2018

Est. Owner Equity

\$204,196

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,457 (2025)
Assessed Value	\$604,655
Previous Assessed	\$592,800

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.23
Garage	Carport (Unspecified)
Pool	No

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
Jul 25, 2019	Quitclaim	Quit Claim Transfer			
May 30, 2018	Resale	Grant Deed	\$521,000	\$346	\$512K
Sep 6, 2012	Resale	Grant Deed	\$325,000	\$216	\$319K
Jun 20, 2012	Resale	Grant Deed	\$245,000	\$163	
Nov 14, 2011	Non-arms-length	Trustees Deed	\$235,000	\$156	
Jun 23, 2005	Quitclaim	Quit Claim Transfer			
Jul 1, 2005	Financing	Intrafamily Transfer			\$280K
Apr 17, 2003	Quitclaim	Quit Claim Transfer			
Dec 12, 2000	Resale	Grant Deed	\$183,000	\$122	\$146K
Sep 9, 1988	Resale	Trustees Deed	\$132,000	\$88	\$119K
Sep 9, 1988	Non-arms-length	Trustees Deed	\$25,500	\$17	

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
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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	Absentee owner
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