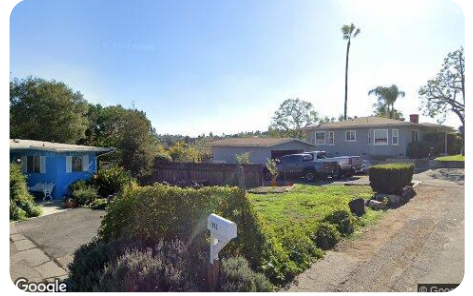


Single Family Residence **RESIDENTIAL**

# 1037 ROSARIO LN

VISTA, CA 92084

**\$597,674** TopHap Estimate · \$564 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**1.5**  
BATHS

**1,059 ft<sup>2</sup>**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**1960**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$598K**

\$575K low

\$620K high

Last Sale

**\$110,000 · Mar 18, 1994**

Est. Owner Equity

**\$109,174**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,794 (2025) |
| Assessed Value    | \$190,663      |
| Previous Assessed | \$186,926      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.22                    |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 54<br>WILDFIRE | 36<br>HEAT | 17<br>STORM | 89<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jun 14, 2021 | Financing | Intrafamily Transfer |           |                    | \$456K |
| Jun 18, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 25, 2020 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Nov 25, 2020 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 2, 2015  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Apr 8, 2013  | Quitclaim | Quit Claim Transfer  |           |                    | \$192K |
| Jan 31, 2012 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Mar 18, 1994 | Resale    | Grant Deed           | \$110,000 | \$104              | \$88K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Vista High School             | High       | 9–12   | 1.1 mi   |
| Monte Vista Elementary School | Elementary | KG–5   | 1.7 mi   |
| Roosevelt Middle School       | Middle     | 6–8    | 3.7 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 92084

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>78</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>51,313</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|