

Single Family Residence **RESIDENTIAL**

1562 RUSSELL PL

ESCONDIDO, CA 92025

\$642,738 TopHap Estimate · \$548 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,172 ft²

LIVING AREA

0.17 ac

LOT SIZE

1977

YEAR BUILT

2

PARKING

VALUATION

\$643K

\$585K low

\$700K high

Last Sale

\$127,900 · Sep 8, 1988

Est. Owner Equity

\$417,738

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,684 (2025)
Assessed Value	\$244,005
Previous Assessed	\$239,221

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.17
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	78 WILDFIRE	42 HEAT	23 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2022	Financing	Intrafamily Transfer			
Nov 27, 1991	Quitclaim	Quit Claim Transfer			\$94K
Sep 8, 1988	Resale	Grant Deed	\$127,500	\$109	\$68K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Felicita Elementary School	Elementary	KG–5	0.3 mi
Del Dios Academy of Arts and Sciences	Middle	6–8	1.2 mi
San Pasqual High School	High	9–12	2.4 mi

District: Escondido Union Elementary 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 92025

98 CRIME INDEX	110 AIR POLLUTION	50,931 POPULATION	\$85K MEDIAN IN-COME	63°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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