

Single Family Residence **RESIDENTIAL**

1572 RUSSELL PL

ESCONDIDO, CA 92025

\$745,647 TopHap Estimate · \$472 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,579 ft²

LIVING AREA

0.2 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$746K

\$686K low

\$805K high

Last Sale

\$425,000 · Feb 6, 2015

Est. Owner Equity

\$69,647

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,778 (2025)
Assessed Value	\$520,868
Previous Assessed	\$510,656

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SAN DIEGO
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	72 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
Jun 1, 2024	Financing	Intrafamily Transfer			\$100K
Jul 8, 2022	Financing	Intrafamily Transfer			\$576K
Jul 8, 2022	Financing	Intrafamily Transfer			
Jun 5, 2018	Quitclaim	Quit Claim Transfer			
Jan 27, 2015	Recorded document	Affidavit Of Death			
Jan 16, 2015	Resale	Grant Deed	\$425,000	\$269	\$340K
Jan 25, 2001	Quitclaim	Quit Claim Transfer			

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
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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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