

Single Family Residence **RESIDENTIAL**

# 1541 RUSSELL PL

ESCONDIDO, CA 92025

**\$653,790** TopHap Estimate · \$558 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,172 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1977**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$654K**

\$600K low

\$707K high

Last Sale

**\$365,500 · Feb 11, 2015**

Est. Owner Equity

**\$266,290**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,964 (2025) |
| Assessed Value    | \$448,050      |
| Previous Assessed | \$439,266      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.16                    |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 78<br>WILDFIRE | 42<br>HEAT | 23<br>STORM | 87<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 23, 2015 | Resale    | Grant Deed          | \$365,500 | \$312              | \$359K |
| Apr 19, 2004 | Financing | Grant Deed          |           |                    | \$163K |
| Aug 17, 1993 | Quitclaim | Quit Claim Transfer |           |                    | \$90K  |

## 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    | 1.1 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>98</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>50,931</div> <div>POPULATION</div> | <div>\$85K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|