

Single Family Residence **RESIDENTIAL**

1531 RUSSELL PL

ESCONDIDO, CA 92025

\$894,845 TopHap Estimate · \$627 / ft² · confidence 79 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,427 ft²

LIVING AREA

0.17 ac

LOT SIZE

1977

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$895K

\$708K low

\$1.1M high

Last Sale

\$865,000 · Oct 31, 2025

Est. Owner Equity

\$45,513

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,930 (2025)
Assessed Value	\$865,000
Previous Assessed	\$173,150

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	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2025	Resale	Grant Deed	\$865,000	\$606	\$849K
Apr 2, 2025	Resale	Grant Deed	\$700,000	\$491	
Dec 30, 2022	Financing	Intrafamily Transfer			
Jan 14, 2021	Financing	Intrafamily Transfer			
Aug 17, 2011	Quitclaim	Quit Claim Transfer			\$125K

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

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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