

Single Family Residence **RESIDENTIAL**

3313 VISTA ROCOSA

ESCONDIDO, CA 92029

\$1,183,474 TopHap Estimate · \$553 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,140 ft²

LIVING AREA

1.24 ac

LOT SIZE

1987

YEAR BUILT

7

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.2M high

Last Sale

\$760,000 · Jun 10, 2016

Est. Owner Equity

\$1,183,474

TAX & ASSESSMENT

Property Tax	\$10,299 (2025)
Assessed Value	\$917,670
Previous Assessed	\$899,678

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	SAN DIEGO
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	90 WILDFIRE	43 HEAT	21 STORM	87 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2023	Financing	Grant Deed			
May 12, 2016	Resale	Grant Deed	\$760,000	\$355	
Dec 6, 2005	Quitclaim	Quit Claim Transfer			
Apr 16, 1993	Resale	Grant Deed	\$320,000	\$150	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bernardo Elementary School	Elementary	KG–5	1.4 mi
San Pasqual High School	High	9–12	1.5 mi
Bear Valley Middle School	Middle	6–8	1.8 mi

District: Escondido Union High 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 92029

85 CRIME INDEX	105 AIR POLLUTION	23,328 POPULATION	\$114K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------