

Single Family Residence **RESIDENTIAL**

2134 RIDGEVIEW PL

ESCONDIDO, CA 92026

\$648,241 TopHap Estimate · \$524 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,237 ft²

LIVING AREA

3,926 ft²

LOT SIZE

1974

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$648K

\$599K low

\$698K high

Last Sale

\$188,500 · Sep 30, 2010

Est. Owner Equity

\$260,241

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,784 (2025)
Assessed Value	\$245,861
Previous Assessed	\$241,041

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.90
Heating	Forced Air With Air Conditioning
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	77 WILDFIRE	39 HEAT	26 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2024	Financing	Intrafamily Transfer			
Dec 17, 2015	Financing	Intrafamily Transfer			\$204K
Sep 13, 2010	Resale	Grant Deed	\$188,500	\$152	\$141K
Aug 13, 2010	Non-arms-length	Trustees Deed	\$187,355	\$151	
Jan 20, 2005	Quitclaim	Quit Claim Transfer			
Aug 17, 2004	Resale	Grant Deed	\$350,000	\$283	\$280K
Aug 17, 2004	Quitclaim	Quit Claim Transfer			
Mar 22, 1988	Resale	Grant Deed	\$97,500	\$79	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Broadway Elementary School	Elementary	KG–5	0.4 mi
Escondido High School	High	9–12	0.9 mi
Rincon Middle School	Middle	6–8	0.9 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 92026

88 CRIME INDEX	108 AIR POLLUTION	52,940 POPULATION	\$94K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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