

Single Family Residence **RESIDENTIAL**

618 ROCA PL

VISTA, CA 92084

\$1,291,812 TopHap Estimate · \$511 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,530 ft²

LIVING AREA

2.24 ac

LOT SIZE

1999

YEAR BUILT

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,385,000 · Jul 13, 2023

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$15,943 (2025)
Assessed Value	\$1,440,954
Previous Assessed	\$1,412,700

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Pool	No

CLIMATE RISK

1 FLOOD	96 WILDFIRE	37 HEAT	16 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 5, 2023	Resale	Grant Deed	\$1,385,000	\$547	\$815K
May 4, 2021	Resale	Grant Deed	\$1,030,000	\$407	\$824K
Feb 11, 2015	Quitclaim	Quit Claim Transfer			
Feb 11, 2015	Quitclaim	Quit Claim Transfer			
Mar 3, 2011	Resale	Grant Deed	\$515,000	\$204	\$390K
Jul 7, 2004	Resale	Grant Deed	\$880,000	\$348	\$704K
Sep 20, 1996	Resale	Grant Deed	\$63,000	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	1.1 mi
Vista High School	High	9–12	2.0 mi
Roosevelt Middle School	Middle	6–8	2.7 mi

District: Vista Unified 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 92084

78 CRIME INDEX	100 AIR POLLUTION	51,313 POPULATION	\$94K MEDIAN IN-COME	62°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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