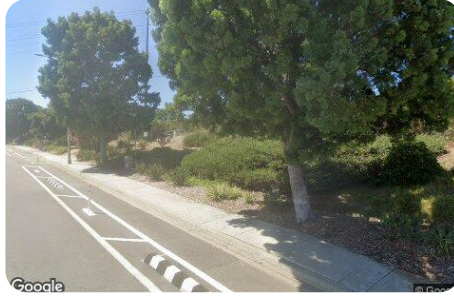


Single Family Residence **RESIDENTIAL**

1944 ROSEWOOD ST

VISTA, CA 92081

\$1,160,905 TopHap Estimate · \$712 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,631 ft²
LIVING AREA

0.14 ac
LOT SIZE

1988
YEAR BUILT

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$345,000 · May 6, 2010

Est. Owner Equity

\$884,905

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$5,805 (2025)
Assessed Value	\$454,221
Previous Assessed	\$445,315

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.14
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1
FLOOD

89
WILDFIRE

36
HEAT

15
STORM

89
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2012	Recorded document	Grant Deed			
Oct 10, 2012	Financing	Intrafamily Transfer			\$276K
Apr 9, 2010	Resale	Grant Deed	\$345,000	\$212	\$317K
Apr 1, 2005	Resale	Grant Deed	\$515,000	\$316	\$412K
Dec 19, 2002	Resale	Grant Deed	\$339,500	\$208	\$240K
Sep 29, 2000	Resale	Grant Deed	\$250,000	\$153	\$160K
Feb 11, 2000	Quitclaim	Quit Claim Transfer			
May 19, 1998	Resale	Grant Deed	\$190,000	\$116	\$152K
Jul 29, 1988	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Buena Vista High School	High	9–12	0.4 mi
Lake Elementary School	Elementary	KG–5	1.0 mi
Madison Middle School	Middle	6–8	1.1 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 92081

88 CRIME INDEX	99 AIR POLLUTION	27,824 POPULATION	\$92K MEDIAN IN-COME	62°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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