

Single Family Residence **RESIDENTIAL**

2178 VALLEY RIM GLN

ESCONDIDO, CA 92026

\$919,398 TopHap Estimate · \$486 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,891 ft²

LIVING AREA

3,804 ft²

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$919K

\$880K low

\$958K high

Last Sale

\$395,000 · Oct 22, 2003

Est. Owner Equity

\$355,648

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,543 (2025)
Assessed Value	\$572,825
Previous Assessed	\$561,594

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.87
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	95 WILDFIRE	38 HEAT	26 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2003	Resale	Grant Deed	\$395,000	\$209	\$275K
Mar 25, 1994	Resale	Grant Deed	\$185,000	\$98	\$148K
Aug 27, 1991	Resale	Grant Deed	\$9,270,505	\$4902	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.8 mi
Woodland Park Middle School	Middle	6–8	1.0 mi
Mission Hills High School	High	9–12	1.5 mi

District: San Marcos 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 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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