

Single Family Residence **RESIDENTIAL**

3215 DON ROLANDO

ESCONDIDO, CA 92025

\$1,202,643 TopHap Estimate · \$463 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,596 ft²

LIVING AREA

0.5 ac

LOT SIZE

1979

YEAR BUILT

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$725,000 · Aug 13, 2018

Est. Owner Equity

\$592,643

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$9,119 (2025)
Assessed Value	\$824,920
Previous Assessed	\$808,746

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.50
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	94 WILDFIRE	45 HEAT	19 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2018	Resale	Grant Deed	\$725,000	\$279	\$610K
Oct 17, 2017	Quitclaim	Quit Claim Transfer			
May 16, 2003	Resale	Grant Deed	\$600,909	\$231	\$220K
Sep 11, 1998	Resale	Grant Deed	\$322,000	\$124	\$227K
Apr 17, 1998	Resale	Trustees Deed	\$234,000	\$90	
Apr 17, 1998	Resale	Trustees Deed	\$234,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
San Pasqual High School	High	9–12	1.1 mi
Bear Valley Middle School	Middle	6–8	1.1 mi
L. R. Green Elementary School	Elementary	KG–5	1.3 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 92025

98 CRIME INDEX	110 AIR POLLUTION	50,931 POPULATION	\$85K MEDIAN IN-COME	63°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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