

Single Family Residence **RESIDENTIAL**

754 ROCKING HORSE RD

VISTA, CA 92081

\$1,503,016 TopHap Estimate · \$521 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,883 ft²

LIVING AREA

0.2 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.5M

\$1.1M low

\$1.9M high

Last Sale

\$1,490,000 · Feb 25, 2026

Est. Owner Equity

\$236,517

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$9,974 (2025)
Assessed Value	\$839,100
Previous Assessed	\$822,648

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAN DIEGO
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	81 WILDFIRE	37 HEAT	17 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2025	Resale	Grant Deed	\$1,490,000	\$517	\$1.3M
Jan 8, 2021	Resale	Grant Deed	\$760,000	\$264	\$746K
Oct 4, 2001	Resale	Grant Deed	\$350,000	\$121	\$280K
Mar 9, 2000	Resale	Grant Deed	\$294,000	\$102	\$235K
Dec 1, 1993	Quitclaim	Quit Claim Transfer			
Jun 17, 1991	Non-arms-length	Trustees Deed	\$500	\$0	
Mar 22, 1988	Resale	Trustees Deed	\$176,500	\$61	\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breeze Hill Elementary School	Elementary	KG–5	0.4 mi
Madison Middle School	Middle	6–8	0.8 mi
Rancho Buena Vista High School	High	9–12	1.4 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	Owner occupied
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