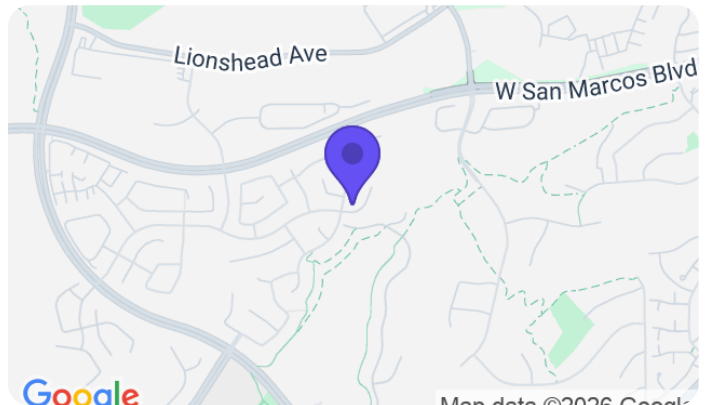


Single Family Residence **RESIDENTIAL**

6049 RANCHO BRAVADO

CARLSBAD, CA 92009

\$1,731,785 TopHap Estimate · \$667 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,595 ft²
LIVING AREA

0.15 ac
LOT SIZE

2002
YEAR BUILT

2
PARKING

VALUATION

\$1.7M

\$1.7M low

\$1.8M high

Last Sale

\$1,615,000 · Oct 15, 2024

Est. Owner Equity

\$756,785

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$20,234 (2025)
Assessed Value	\$1,647,300
Previous Assessed	\$1,615,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.15
Pool	No

CLIMATE RISK

1 FLOOD	55 WILDFIRE	37 HEAT	16 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

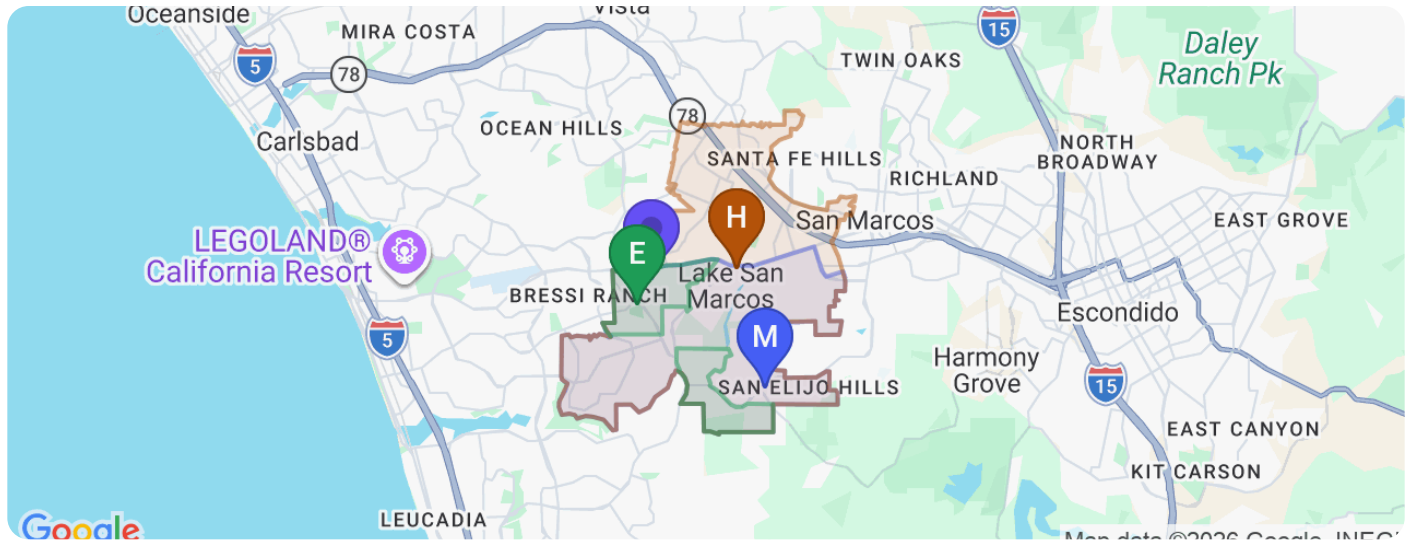
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2024	Resale	Grant Deed	\$1,615,000	\$622	\$975K
Dec 1, 2017	Resale	Grant Deed	\$815,000	\$314	\$652K
Mar 22, 2017	Quitclaim	Quit Claim Transfer			\$250K
Nov 9, 2001	Resale	Grant Deed	\$387,500	\$149	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carrillo Elementary School	Elementary	KG–5	0.5 mi
San Marcos High School	High	9–12	1.6 mi
San Elijo Middle School	Middle	6–8	2.9 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 92009

46 CRIME INDEX	105 AIR POLLUTION	45,852 POPULATION	\$161K 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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