

Single Family Residence **RESIDENTIAL**

1906 ROSEWOOD ST

VISTA, CA 92081

\$1,066,358 TopHap Estimate · \$721 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,478 ft²

LIVING AREA

0.19 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$997K low

\$1.1M high

Last Sale

\$500,000 · Jul 26, 2005

Est. Owner Equity

\$733,358

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,469 (2025)
Assessed Value	\$694,113
Previous Assessed	\$680,504

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.19
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	87 WILDFIRE	36 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2021	Financing	Intrafamily Transfer			\$318K
Jul 12, 2005	Resale	Grant Deed	\$500,000	\$338	\$375K
Mar 23, 2004	Quitclaim	Quit Claim Transfer			
May 2, 1997	Resale	Grant Deed	\$140,000	\$95	
Jul 3, 1991	Resale	Grant Deed	\$178,500	\$121	\$181K
Nov 15, 1988	Resale	Grant Deed	\$162,000	\$110	\$130K
Jun 14, 1988	Resale	Grant Deed	\$128,000	\$87	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Buena Vista High School	High	9–12	0.4 mi
Lake Elementary School	Elementary	KG–5	1.1 mi
Madison Middle School	Middle	6–8	1.2 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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