

Single Family Residence

RESIDENTIAL

2491 ROCK VIEW GLN

ESCONDIDO, CA 92026

\$992,000 TopHap Estimate · \$541 / ft² · confidence 91 · as of Jun 23, 2026

3

BEDS

2.5

BATHS

1,834 ft²

LIVING AREA

4,234 ft²

LOT SIZE

1993

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$992K

\$903K low

\$1.1M high

Last Sale

\$660,000 · Sep 8, 2020

Est. Owner Equity

\$378,200

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$8,313 (2025)

Assessed Value

\$728,689

Previous Assessed

\$714,402

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SAN DIEGO
Lot (acres)	0.97
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	96 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
Jun 14, 2024	Financing	Intrafamily Transfer			
Apr 8, 2020	Resale	Grant Deed	\$660,000	\$360	\$614K
Apr 8, 2016	Quitclaim	Quit Claim Transfer			
Jun 15, 2000	Resale	Grant Deed	\$268,000	\$146	\$214K
Dec 30, 1992	Resale	Grant Deed	\$212,944	\$116	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.9 mi
Woodland Park Middle School	Middle	6–8	1.3 mi
Mission Hills High School	High	9–12	1.6 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	Owner occupied
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