

Single Family Residence **RESIDENTIAL**

2506 ROSEMARY CT

ENCINITAS, CA 92024

\$2,770,169 TopHap Estimate · \$704 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,937 ft²

LIVING AREA

0.58 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$2.8M

\$2.6M low

\$3M high

Last Sale

\$1,282,500 · May 6, 2011

Est. Owner Equity

\$1,480,169

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$21,275 (2025)
Assessed Value	\$1,794,338
Previous Assessed	\$1,759,155

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.58
Pool	Yes

CLIMATE RISK

1
FLOOD

56
WILDFIRE

39
HEAT

13
STORM

89
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2020	Financing	Intrafamily Transfer			\$850K
Mar 6, 2020	Quitclaim	Quit Claim Transfer			
Apr 17, 2014	Quitclaim	Quit Claim Transfer			
Apr 29, 2011	Resale	Grant Deed	\$1,282,500	\$326	\$1M
Feb 13, 2001	Resale	Grant Deed	\$825,000	\$210	\$400K
Dec 5, 1995	Financing	Grant Deed			\$237K
Jul 28, 1995	Resale	Grant Deed	\$205,000	\$52	\$5K
Dec 21, 1993	Non-arms-length	Grant Deed	\$575,000	\$146	
Sep 21, 1993	Non-arms-length	Grant Deed	\$472,000	\$120	\$575K
Dec 21, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diegueno Middle School	Middle	7–8	1.3 mi
Olivenhain Pioneer Elementary School	Elementary	KG–6	1.4 mi
La Costa Canyon High School	High	9–12	2.2 mi

District: San Dieguito 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 92024

88 CRIME INDEX	103 AIR POLLUTION	52,624 POPULATION	\$143K MEDIAN IN-COME	61°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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