

Single Family Residence **RESIDENTIAL**

1951 ROSEWOOD ST

VISTA, CA 92081

\$1,002,856 TopHap Estimate · \$734 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,366 ft²

LIVING AREA

0.12 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$951K low

\$1.1M high

Last Sale

\$345,000 · Dec 20, 2012

Est. Owner Equity

\$689,856

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax

\$5,495 (2025)

Assessed Value

\$433,328

Previous Assessed

\$424,832

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.12
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	89 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
Jun 20, 2020	Financing	Intrafamily Transfer			\$312K
May 12, 2016	Quitclaim	Quit Claim Transfer			
May 12, 2016	Financing	Intrafamily Transfer			\$338K
Dec 14, 2012	Resale	Grant Deed	\$345,000	\$253	\$328K
Jul 12, 2012	Non-arms-length	Trustees Deed	\$308,352	\$226	
Feb 24, 2009	Quitclaim	Quit Claim Transfer			
Nov 17, 2000	Quitclaim	Quit Claim Transfer			
Oct 2, 1997	Quitclaim	Quit Claim Transfer			
Sep 26, 1995	Resale	Grant Deed	\$137,500	\$101	\$110K
Dec 1, 1994	Quitclaim	Quit Claim Transfer			
May 27, 1993	Quitclaim	Quit Claim Transfer			\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Buena Vista High School	High	9–12	0.5 mi
Lake Elementary School	Elementary	KG–5	1.0 mi
Madison Middle School	Middle	6–8	1.1 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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