

Condominium

**RESIDENTIAL**

# 1469 RANCHO ROSE WAY

OCEANSIDE, CA 92057

**\$701,330** TopHap Estimate · \$514 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,365 ft<sup>2</sup>**

LIVING AREA

**4.8 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$701K**

\$651K low

\$752K high

Last Sale

**\$655,000 · Oct 9, 2024**

Est. Owner Equity

**\$144,580**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,434 (2025) |
| Assessed Value    | \$668,099      |
| Previous Assessed | \$655,000      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | SAN DIEGO       |
| Pool          | Yes             |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 39<br>FLOOD | 89<br>WILDFIRE | 36<br>HEAT | 15<br>STORM | 89<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jul 10, 2024 | Resale    | Grant Deed           | \$655,000 | \$480              | \$557K |
| Jan 11, 2024 | Financing | Intrafamily Transfer |           |                    | \$515K |
| May 23, 2019 | Resale    | Grant Deed           | \$434,500 | \$318              | \$435K |
| Oct 14, 2016 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 29, 2016 | Resale    | Grant Deed           | \$355,000 | \$260              |        |
| May 1, 2007  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Mar 22, 2005 | Resale    | Grant Deed           | \$402,000 | \$295              | \$322K |
| Sep 10, 2004 | Resale    | Grant Deed           | \$336,000 | \$246              | \$269K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Mission Meadows Elementary School | Elementary | KG–5   | 0.5 mi   |
| Roosevelt Middle School           | Middle     | 6–8    | 1.4 mi   |
| Vista High School                 | High       | 9–12   | 2.3 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 92057

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>55,095</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|