

Condominium

RESIDENTIAL

1452 RANCHO ROSE WAY

OCEANSIDE, CA 92057

\$672,750 TopHap Estimate · \$493 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,365 ft²

LIVING AREA

4.8 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$673K

\$632K low

\$713K high

Last Sale

\$245,000 · Jan 8, 2010

Est. Owner Equity

\$496,750

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,462 (2025)
Assessed Value	\$309,389
Previous Assessed	\$303,324

PROPERTY FACTS

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

CLIMATE RISK

39 FLOOD	89 WILDFIRE	36 HEAT	15 STORM	89 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2017	Quitclaim	Quit Claim Transfer			
Jun 12, 2012	Quitclaim	Quit Claim Transfer			
May 21, 2012	Financing	Intrafamily Transfer			\$176K
Dec 10, 2009	Resale	Grant Deed	\$245,000	\$179	\$180K
Sep 28, 2009	Non-arms-length	Trustees Deed	\$207,000	\$152	
Jun 30, 2006	Resale	Grant Deed	\$415,000	\$304	\$332K
Jul 21, 2006	Quitclaim	Quit Claim Transfer			
Oct 7, 2005	Quitclaim	Quit Claim Transfer			
Oct 1, 2004	Resale	Grant Deed	\$395,000	\$289	\$316K

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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------