

Single Family Residence **RESIDENTIAL**

5272 ROSEWOOD DR

OCEANSIDE, CA 92056

\$913,955 TopHap Estimate · \$521 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,753 ft²

LIVING AREA

0.21 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$914K

\$882K low

\$946K high

Est. Owner Equity

\$349,042

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$7,035 (2025)
Assessed Value	\$615,803
Previous Assessed	\$603,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SAN DIEGO
Lot (acres)	0.21
Roof	Tile
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	78 WILDFIRE	35 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
Oct 9, 2020	Quitclaim	Quit Claim Transfer			\$465K
May 7, 2016	Resale	Grant Deed	\$510,000	\$291	\$492K
May 24, 2016	Quitclaim	Quit Claim Transfer			
Mar 6, 2015	Resale	Grant Deed	\$465,500	\$266	\$331K
May 30, 2013	Resale	Grant Deed	\$425,000	\$242	\$404K
Jul 2, 2012	Resale	Grant Deed	\$344,500	\$197	\$276K
Feb 15, 2007	Resale	Grant Deed	\$508,000	\$290	\$406K
Mar 15, 2004	Quitclaim	Quit Claim Transfer			\$305K
Oct 10, 2002	Resale	Grant Deed	\$335,000	\$191	\$300K
Jul 9, 1998	Resale	Grant Deed	\$191,000	\$109	\$200K
Nov 21, 1988	Resale	Grant Deed	\$156,750	\$89	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alamosa Park Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	0.3 mi
Vista High School	High	9–12	2.4 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 92056

79 CRIME INDEX	98 AIR POLLUTION	55,699 POPULATION	\$93K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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