

Single Family Residence **RESIDENTIAL**

# 3520 ROSELLE ST

OCEANSIDE, CA 92056

**\$881,794** TopHap Estimate · \$620 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,423 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$882K**

\$844K low

\$919K high

Last Sale

**\$446,000 · Mar 29, 2007**

Est. Owner Equity

**\$519,029**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,649 (2025) |
| Assessed Value    | \$609,299      |
| Previous Assessed | \$597,353      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.17                    |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 82<br>WILDFIRE | 30<br>HEAT | 14<br>STORM | 89<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| Mar 26, 2007 | Recorded document | Grant Deed |           |                    |        |
| Feb 28, 2007 | Resale            | Grant Deed | \$446,000 | \$313              | \$357K |
| Feb 9, 2004  | Financing         | Grant Deed |           |                    | \$316K |
| Feb 21, 2002 | Resale            | Grant Deed | \$256,000 | \$180              | \$243K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McAuliffe Elementary School | Elementary | KG–5   | 0.6 mi   |
| King Middle School          | Middle     | 6–8    | 1.6 mi   |
| El Camino High School       | High       | 9–12   | 2.0 mi   |

District: Oceanside 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>55,699</b><br>POPULATION | <b>\$93K</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> |
|-----------|-----------------------|