

Single Family Residence

RESIDENTIAL

246 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$632,504 TopHap Estimate · \$432 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

1,464 ft²

LIVING AREA

1,994 ft²

LOT SIZE

1983

YEAR BUILT

VALUATION

\$633K

\$610K low

\$655K high

Last Sale

\$475,000 · Jun 18, 2021

Est. Owner Equity

\$166,108

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$5,785 (2025)

Assessed Value

\$524,433

Previous Assessed

\$514,151

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.46
Pool	No

CLIMATE RISK

41 FLOOD	76 WILDFIRE	31 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2021	Resale	Grant Deed	\$475,000	\$324	\$466K
Jun 8, 2021	Financing	Intrafamily Transfer			
Nov 21, 2018	Resale	Grant Deed	\$370,000	\$253	\$382K
Apr 28, 2014	Resale	Grant Deed	\$317,500	\$217	\$318K
May 29, 2015	Quitclaim	Quit Claim Transfer			
Sep 18, 2008	Resale	Grant Deed	\$150,000	\$102	
Oct 10, 2008	Quitclaim	Quit Claim Transfer			\$135K
Nov 27, 2007	Non-arms-length	Trustees Deed	\$224,000	\$153	
Nov 1, 2004	Quitclaim	Quit Claim Transfer			\$276K
Nov 26, 2003	Quitclaim	Quit Claim Transfer			
Nov 26, 2003	Resale	Grant Deed	\$245,000	\$167	\$49K
Mar 15, 1988	Quitclaim	Quit Claim Transfer			
Feb 16, 1988	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby Elementary School	Elementary	KG–5	0.6 mi
Cesar Chavez Middle School	Middle	6–8	0.6 mi
El Camino High School	High	9–12	1.9 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.

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 NEIGHBORHOOD · ZIP 92057

67 CRIME INDEX	97 AIR POLLUTION	55,095 POPULATION	\$101K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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