

Condominium

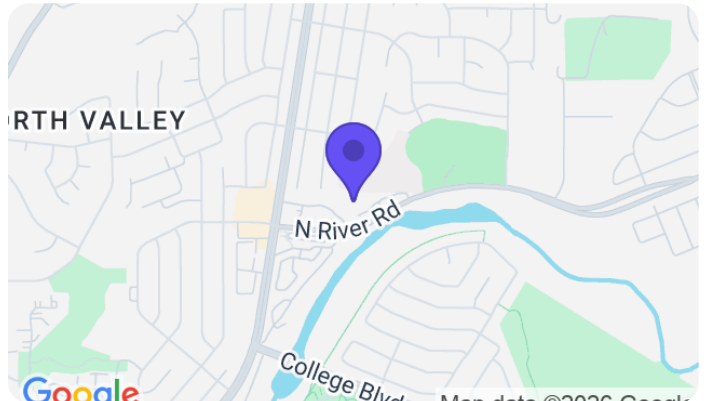
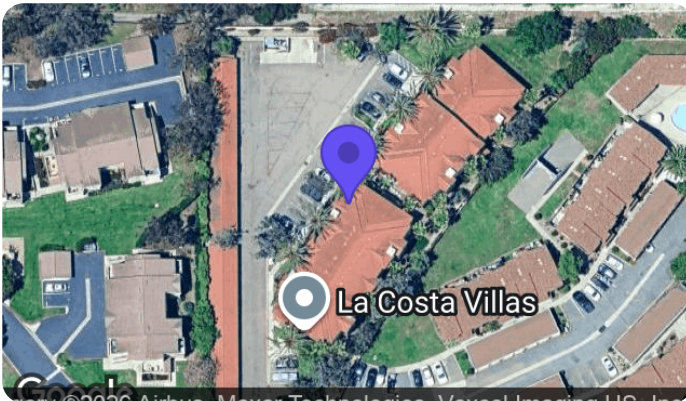
RESIDENTIAL

100 N RIVER CIR

OCEANSIDE, CA 92057

\$537,513

TopHap Estimate · \$393 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,368 ft²

LIVING AREA

1.36 ac

LOT SIZE

2003

YEAR BUILT

1

PARKING

VALUATION

\$538K

\$520K low

\$555K high

Last Sale

\$535,000 · Oct 6, 2025

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$4,662 (2025)
Assessed Value	\$535,000
Previous Assessed	\$421,049

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SAN DIEGO
Pool	No

CLIMATE RISK

25
FLOOD

82
WILDFIRE

32
HEAT

15
STORM

89
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

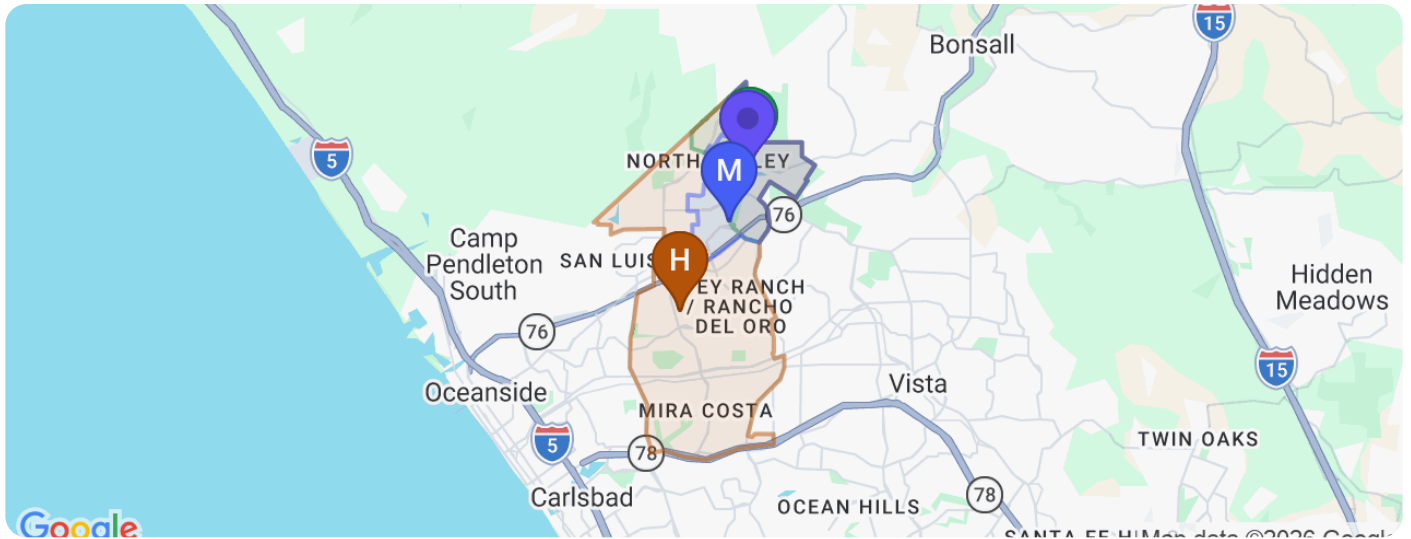
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2025	Financing	Intrafamily Transfer			
Sep 29, 2025	Resale	Grant Deed	\$535,000	\$391	\$547K
Aug 7, 2019	Resale	Grant Deed	\$385,000	\$281	\$398K
Jun 20, 2016	Resale	Grant Deed	\$331,000	\$242	\$338K
Jul 2, 2009	Financing	Grant Deed			\$2.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Rio STEM Academy	Elementary	KG–5	0.1 mi
Cesar Chavez Middle School	Middle	6–8	1.0 mi
El Camino High School	High	9–12	2.8 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 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.

OWNERSHIP

Occupancy	Absentee owner
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