

Single Family Residence **RESIDENTIAL**

# 3529 ROSELLE ST

OCEANSIDE, CA 92056

**\$1,080,750** TopHap Estimate · \$430 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**2,513 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1982**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.1M**

\$973K low

\$1.2M high

Last Sale

**\$682,500 · Aug 30, 2019**

Est. Owner Equity

**\$1,080,750**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,393 (2025) |
| Assessed Value    | \$761,336      |
| Previous Assessed | \$746,409      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.19                    |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 66<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   |
|--------------|------------------|---------------------|-----------|--------------------|--------|
| Aug 15, 2019 | Resale           | Grant Deed          | \$682,500 | \$272              |        |
| Jan 4, 2010  | Quitclaim        | Quit Claim Transfer |           |                    |        |
| Jan 2, 2010  | Resale           | Grant Deed          | \$365,000 | \$145              |        |
| Aug 3, 2009  | Foreclosure sale | Trustees Deed       | \$252,715 | \$101              |        |
| Aug 3, 2009  | Foreclosure sale | Trustees Deed       | \$252,715 | \$101              |        |
| Aug 3, 2009  | Non-arms-length  | Trustees Deed       | \$252,715 | \$101              |        |
| Apr 1, 2003  | Quitclaim        | Quit Claim Transfer |           |                    | \$230K |

## 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>Absentee owner</b> |
|-----------|-----------------------|