

Single Family Residence **RESIDENTIAL**

232 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$627,542 TopHap Estimate · \$429 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,464 ft²

LIVING AREA

2,375 ft²

LOT SIZE

1983

YEAR BUILT

1

PARKING

VALUATION

\$628K

\$611K low

\$644K high

Est. Owner Equity

\$568,011

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$1,933 (2025)
Assessed Value	\$179,931
Previous Assessed	\$176,404

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.55
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

42 FLOOD	77 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
Jul 11, 2014	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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