

Single Family Residence **RESIDENTIAL**

5225 ROSEWOOD DR

OCEANSIDE, CA 92056

\$934,888 TopHap Estimate · \$481 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.23 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$935K

\$887K low

\$982K high

Last Sale

\$130,000 · Jan 5, 1987

Est. Owner Equity

\$602,888

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,004 (2025)
Assessed Value	\$258,917
Previous Assessed	\$253,842

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.23
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	60 WILDFIRE	35 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 17, 2017	Quitclaim	Quit Claim Transfer			
Oct 23, 2017	Financing	Intrafamily Transfer			\$260K
Mar 18, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt Middle School	Middle	6–8	0.3 mi
Alamosa Park Elementary School	Elementary	KG–5	0.3 mi
Vista High School	High	9–12	2.4 mi

District: Vista 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

79 CRIME INDEX	98 AIR POLLUTION	55,699 POPULATION	\$93K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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