

Single Family Residence

RESIDENTIAL

5213 ROSEWOOD DR

OCEANSIDE, CA 92056

\$961,770

TopHap Estimate · \$495 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.22 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$962K

\$923K low

\$1M high

Last Sale

\$775,000 · Jan 18, 2023

Est. Owner Equity

\$413,770

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$9,323 (2025)
Assessed Value	\$822,436
Previous Assessed	\$806,310

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	57 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
Jan 3, 2023	Resale	Grant Deed	\$775,000	\$399	\$581K
Sep 13, 2016	Quitclaim	Quit Claim Transfer			
Nov 23, 2011	Recorded document	Affidavit Of Death			

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	2.3 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	Absentee owner
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