

Single Family Residence

RESIDENTIAL

5254 ROSEWOOD DR

OCEANSIDE, CA 92056

\$925,584 TopHap Estimate · \$476 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$926K

\$888K low

\$963K high

Last Sale

\$530,000 · Jul 22, 2016

Est. Owner Equity

\$258,084

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$7,135 (2025)
Assessed Value	\$631,987
Previous Assessed	\$619,596

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	76 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
Jun 20, 2016	Resale	Grant Deed	\$530,000	\$273	\$520K
Sep 1, 2006	Quitclaim	Quit Claim Transfer			
Jul 19, 1995	Resale	Grant Deed	\$172,000	\$88	\$127K
Jul 21, 1989	Resale	Trustees Deed	\$105,909	\$54	
Jul 21, 1989	Resale	Trustees Deed	\$53,000	\$27	
Nov 10, 1988	Resale	Trustees Deed	\$187,000	\$96	\$75K
Nov 10, 1988	Recorded document	Trustees Deed			

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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