

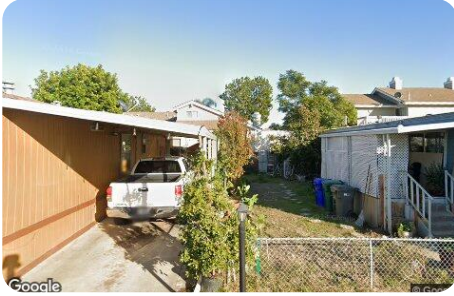
Single Family Residence

RESIDENTIAL

262 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$672,861 TopHap Estimate · \$452 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,488 ft²
LIVING AREA

1,286 ft²
LOT SIZE

1983
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$673K

\$619K low

\$727K high

Last Sale

\$180,000 · Nov 26, 2008

Est. Owner Equity

\$366,754

Loan-to-Value

41%

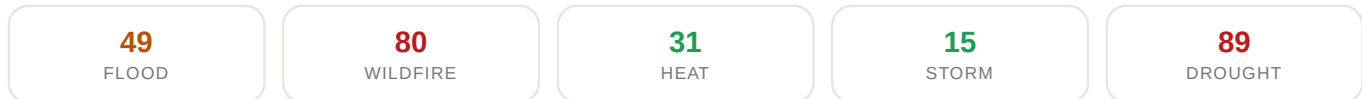
TAX & ASSESSMENT

Property Tax	\$2,630 (2025)
Assessed Value	\$236,418
Previous Assessed	\$231,783

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.30
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2008	Resale	Grant Deed	\$180,000	\$121	\$178K
Nov 19, 2008	Quitclaim	Quit Claim Transfer			
Jul 14, 2008	Non-arms-length	Trustees Deed	\$180,000	\$121	
Jul 13, 2006	Quitclaim	Quit Claim Transfer			\$292K
Aug 15, 2002	Quitclaim	Quit Claim Transfer			
May 14, 1999	Quitclaim	Quit Claim Transfer			
May 15, 1995	Resale	Grant Deed	\$100,000	\$67	\$90K
Feb 15, 1991	Resale	Grant Deed	\$110,000	\$74	
Dec 5, 1989	Resale	Grant Deed	\$113,000	\$76	\$90K
Feb 11, 1988	Resale	Grant Deed	\$87,000	\$58	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby Elementary School	Elementary	KG–5	0.5 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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