

Single Family Residence **RESIDENTIAL**

258 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$603,199 TopHap Estimate · \$412 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,464 ft²

LIVING AREA

1,868 ft²

LOT SIZE

1983

YEAR BUILT

VALUATION

\$603K

\$581K low

\$626K high

Last Sale

\$73,000 · Nov 26, 1997

Est. Owner Equity

\$462,699

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$1,264 (2025)
Assessed Value	\$118,862
Previous Assessed	\$116,533

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.43
Pool	No

CLIMATE RISK

46 FLOOD	79 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
Nov 26, 1997	Resale	Grant Deed	\$73,000	\$50	\$74K
Feb 24, 1997	Non-arms-length	Trustees Deed	\$131,465	\$90	
May 4, 1990	Resale	Grant Deed	\$120,000	\$82	\$112K

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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