

Single Family Residence **RESIDENTIAL**

272 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$453,346 TopHap Estimate · \$472 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

960 ft²

LIVING AREA

1,776 ft²

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$453K

\$420K low

\$487K high

Last Sale

\$185,000 · Aug 15, 2003

Est. Owner Equity

\$232,346

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,979 (2025)
Assessed Value	\$268,279
Previous Assessed	\$263,019

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SAN DIEGO
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

49
FLOOD

80
WILDFIRE

31
HEAT

15
STORM

89
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2003	Quitclaim	Quit Claim Transfer			\$148K
Aug 15, 2003	Resale	Grant Deed	\$185,000	\$193	
Dec 2, 1998	Resale	Grant Deed	\$70,000	\$73	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby Elementary School	Elementary	KG–5	0.5 mi
Cesar Chavez Middle School	Middle	6–8	0.7 mi
El Camino High School	High	9–12	2.0 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	Absentee owner
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