

Single Family Residence **RESIDENTIAL**

233 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$486,872 TopHap Estimate · \$464 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,049 ft²

LIVING AREA

1,890 ft²

LOT SIZE

1984

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$487K

\$445K low

\$528K high

Last Sale

\$350,000 · Sep 2, 2020

Est. Owner Equity

\$105,669

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,195 (2025)
Assessed Value	\$386,423
Previous Assessed	\$378,847

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SAN DIEGO
Lot (acres)	0.43
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

43
FLOOD

79
WILDFIRE

22
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
Jul 13, 2020	Resale	Grant Deed	\$350,000	\$334	\$344K
Jul 2, 2003	Resale	Grant Deed	\$226,500	\$216	\$231K
Nov 30, 2000	Resale	Grant Deed	\$135,000	\$129	\$132K
Nov 10, 1998	Resale	Grant Deed	\$77,000	\$73	\$74K
Sep 11, 1996	Non-arms-length	Trustees Deed	\$123,181	\$117	
Sep 11, 1996	Non-arms-length	Trustees Deed	\$123,181	\$117	
Apr 24, 1991	Resale	Grant Deed	\$114,000	\$109	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby Elementary School	Elementary	KG–5	0.6 mi
Cesar Chavez Middle School	Middle	6–8	0.7 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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