

Single Family Residence **RESIDENTIAL**

249 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$563,750 TopHap Estimate · \$537 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,049 ft²

LIVING AREA

1,931 ft²

LOT SIZE

1984

YEAR BUILT

VALUATION

\$564K

\$524K low

\$603K high

Last Sale

\$129,000 · Feb 29, 2012

Est. Owner Equity

\$563,750

TAX & ASSESSMENT

Property Tax	\$1,850 (2025)
Assessed Value	\$165,259
Previous Assessed	\$162,019

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.44
Pool	Yes

CLIMATE RISK

45
FLOOD

80
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
Oct 11, 2018	Quitclaim	Quit Claim Transfer			
Feb 16, 2012	Resale	Grant Deed	\$129,000	\$123	
Jun 21, 2007	Financing	Intrafamily Transfer			\$240K
Jun 19, 2001	Resale	Grant Deed	\$156,500	\$149	\$161K
May 20, 1999	Resale	Grant Deed	\$103,000	\$98	\$103K
Nov 30, 1988	Resale	Grant Deed	\$87,000	\$83	\$70K

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	Absentee owner
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