

Single Family Residence **RESIDENTIAL**

314 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$585,296 TopHap Estimate · \$536 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,091 ft²
LIVING AREA

1,331 ft²
LOT SIZE

1988
YEAR BUILT

1
PARKING

VALUATION

\$585K

\$538K low

\$632K high

Last Sale

\$325,000 · Dec 13, 2019

Est. Owner Equity

\$300,296

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,012 (2025)
Assessed Value	\$362,537
Previous Assessed	\$355,430

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.31
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

52 FLOOD	83 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
Dec 4, 2019	Resale	Grant Deed	\$325,000	\$298	\$293K
Sep 26, 2005	Financing	Intrafamily Transfer			\$253K
Jul 7, 2004	Resale	Grant Deed	\$302,000	\$277	\$242K
May 1, 2001	Resale	Grant Deed	\$145,500	\$133	\$141K
Mar 6, 1998	Resale	Grant Deed	\$65,000	\$60	\$37K
Dec 26, 1997	Recorded document	Grant Deed			
Oct 8, 1997	Non-arms-length	Trustees Deed	\$111,041	\$102	
May 6, 1997	Non-arms-length	Trustees Deed	\$105,034	\$96	
May 10, 1993	Resale	Grant Deed	\$99,000	\$91	\$99K
Aug 30, 1991	Resale	Grant Deed	\$116,000	\$106	\$118K
Aug 12, 1988	Resale	Grant Deed	\$81,000	\$74	\$82K

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
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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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