

Single Family Residence **RESIDENTIAL**

5250 ROSEWOOD DR

OCEANSIDE, CA 92056

\$925,515 TopHap Estimate · \$528 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,753 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$926K

\$895K low

\$956K high

Last Sale

\$519,000 · Sep 28, 2016

Est. Owner Equity

\$925,515

TAX & ASSESSMENT

Property Tax	\$3,722 (2025)
Assessed Value	\$323,783
Previous Assessed	\$317,435

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.14
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	71 WILDFIRE	35 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2026	Quitclaim	Quit Claim Transfer			
Sep 9, 2016	Resale	Grant Deed	\$519,000	\$296	\$329K
Sep 15, 2016	Quitclaim	Quit Claim Transfer			
Nov 17, 2008	Resale	Grant Deed	\$385,000	\$220	\$380K
Feb 7, 2008	Quitclaim	Quit Claim Transfer			
Jun 2, 2006	Quitclaim	Quit Claim Transfer			\$277K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt Middle School	Middle	6–8	0.3 mi
Alamosa Park Elementary School	Elementary	KG–5	0.3 mi
Vista High School	High	9–12	2.4 mi

District: Vista 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 92056

79 CRIME INDEX	98 AIR POLLUTION	55,699 POPULATION	\$93K 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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