

Single Family Residence **RESIDENTIAL**

271 RICHARD CT

OCEANSIDE, CA 92056

\$980,838 TopHap Estimate · \$347 / ft² · confidence 89 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,828 ft²

LIVING AREA

0.26 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$981K

\$870K low

\$1.1M high

Est. Owner Equity

\$692,838

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax

\$7,664 (2025)

Assessed Value

\$694,444

Previous Assessed

\$680,828

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.26
Pool	Yes

CLIMATE RISK

1 FLOOD	91 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
Jul 12, 2013	Quitclaim	Quit Claim Transfer			\$50K
May 15, 2013	Quitclaim	Quit Claim Transfer			\$238K
May 5, 2009	Quitclaim	Quit Claim Transfer			
May 5, 2009	Quitclaim	Quit Claim Transfer			\$254K
Mar 5, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista High School	High	9–12	1.2 mi
Roosevelt Middle School	Middle	6–8	1.4 mi
Empresa Elementary School	Elementary	KG–5	1.8 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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