

Single Family Residence **RESIDENTIAL**

270 RICHARD CT

OCEANSIDE, CA 92056

\$961,621 TopHap Estimate · \$362 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,656 ft²

LIVING AREA

0.28 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$962K

\$889K low

\$1M high

Last Sale

\$675,000 · Oct 11, 2017

Est. Owner Equity

\$421,621

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,649 (2025)
Assessed Value	\$783,387
Previous Assessed	\$768,027

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.28
Pool	No

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
Sep 7, 2017	Resale	Grant Deed	\$675,000	\$254	\$540K
May 18, 2006	Resale	Grant Deed	\$738,000	\$278	\$590K
Apr 30, 2004	Recorded document	Grant Deed			
Apr 30, 2004	Quitclaim	Quit Claim Transfer			
Apr 30, 2004	Financing	Grant Deed			\$440K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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