

Single Family Residence

RESIDENTIAL

306 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$598,028 TopHap Estimate · \$592 / ft² · confidence 88 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,010 ft²

LIVING AREA

2,045 ft²

LOT SIZE

1988

YEAR BUILT

1

PARKING

VALUATION

\$598K

\$525K low

\$671K high

Last Sale

\$580,000 · Jan 16, 2025

Est. Owner Equity

\$5,558

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax

\$4,427 (2025)

Assessed Value

\$591,599

Previous Assessed

\$392,615

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.47
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

51 FLOOD	82 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
Nov 12, 2024	Resale	Grant Deed	\$580,000	\$574	\$592K
Apr 13, 2022	Financing	Intrafamily Transfer			\$414K
Jul 23, 2019	Resale	Grant Deed	\$359,000	\$355	\$367K
May 25, 2017	Resale	Grant Deed	\$340,000	\$337	\$255K
Jan 5, 2017	Resale	Grant Deed	\$225,000	\$223	
Jan 5, 2017	Resale	Grant Deed	\$225,000	\$223	
Oct 7, 2016	Non-arms-length	Trustees Deed	\$307,792	\$305	
Nov 14, 2003	Resale	Grant Deed	\$230,000	\$228	\$161K
Sep 19, 1997	Resale	Grant Deed	\$70,000	\$69	\$71K
Jul 11, 1997	Non-arms-length	Grant Deed	\$118,445	\$117	
Apr 3, 1997	Non-arms-length	Trustees Deed	\$118,442	\$117	
Sep 2, 1992	Non-arms-length	Trustees Deed	\$17,000	\$17	
Sep 2, 1992	Resale	Trustees Deed	\$112,800	\$112	\$110K
Mar 20, 1990	Resale	Grant Deed	\$110,000	\$109	\$111K
Aug 23, 1988	Resale	Grant Deed	\$81,000	\$80	\$73K

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

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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