

Single Family Residence **RESIDENTIAL**

5280 ROSEWOOD DR

OCEANSIDE, CA 92056

\$1,044,750 TopHap Estimate · \$537 / ft² · confidence 90 · as of Jun 23, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.3 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$1M

\$940K low

\$1.1M high

Last Sale

\$596,000 · Oct 31, 2018

Est. Owner Equity

\$93,350

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$7,646 (2025)
Assessed Value	\$678,137
Previous Assessed	\$664,842

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.30
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	79 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
Oct 8, 2018	Resale	Grant Deed	\$596,000	\$307	\$596K
Jan 22, 2015	Quitclaim	Quit Claim Transfer			
Jan 22, 2015	Quitclaim	Quit Claim Transfer			
Aug 7, 2006	Quitclaim	Quit Claim Transfer			
Aug 7, 2006	Quitclaim	Quit Claim Transfer			
May 15, 2002	Resale	Grant Deed	\$353,000	\$182	\$282K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alamosa Park Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	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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