

Single Family Residence **RESIDENTIAL**

# 3928 ROSELLE AVE

OCEANSIDE, CA 92056

**\$790,625** TopHap Estimate · \$592 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,336 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$791K**

\$756K low

\$825K high

Last Sale

**\$102,000 · Nov 23, 1987**

Est. Owner Equity

**\$540,625**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,389 (2025) |
| Assessed Value    | \$398,742      |
| Previous Assessed | \$390,925      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Contemporary                     |
| County        | SAN DIEGO                        |
| Lot (acres)   | 0.16                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Carport (Unspecified)            |
| Pool          | No                               |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>30</b><br>HEAT | <b>14</b><br>STORM | <b>89</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Jul 20, 2018 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Aug 5, 2016  | Financing | Intrafamily Transfer |       |                    | \$250K |
| Jul 24, 2000 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Apr 25, 1991 | Quitclaim | Quit Claim Transfer  |       |                    | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Grapevine Elementary School    | Elementary | KG–5   | 1.1 mi   |
| Madison Middle School          | Middle     | 6–8    | 2.2 mi   |
| Rancho Buena Vista High School | High       | 9–12   | 3.1 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>55,699</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>62°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|