

Single Family Residence **RESIDENTIAL**

5246 ROSEWOOD DR

OCEANSIDE, CA 92056

\$830,498 TopHap Estimate · \$604 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,374 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$830K

\$804K low

\$857K high

Last Sale

\$517,000 · Oct 24, 2019

Est. Owner Equity

\$211,923

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,518 (2025)
Assessed Value	\$576,326
Previous Assessed	\$565,027

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.14
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	68 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
Mar 23, 2021	Financing	Intrafamily Transfer			
Oct 4, 2019	Recorded document	Affidavit Of Death			
Sep 17, 2019	Resale	Grant Deed	\$517,000	\$376	\$509K
Oct 4, 2019	Recorded document	Affidavit Of Death			
Mar 31, 2018	Quitclaim	Quit Claim Transfer			
Mar 10, 2000	Resale	Grant Deed	\$200,000	\$146	\$160K
Mar 15, 1996	Resale	Grant Deed	\$145,000	\$106	
Dec 21, 1990	Resale	Grant Deed	\$187,000	\$136	\$184K
Oct 10, 1990	Recorded document	Mortgage			
Aug 31, 1990	Non-arms-length	Grant Deed	\$69,090	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt Middle School	Middle	6–8	0.2 mi
Alamosa Park Elementary School	Elementary	KG–5	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



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

OWNERSHIP

Occupancy	Owner occupied
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