

Single Family Residence

RESIDENTIAL

5276 ROSEWOOD DR

OCEANSIDE, CA 92056

\$791,136 TopHap Estimate · \$657 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,205 ft²

LIVING AREA

0.16 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$791K

\$749K low

\$834K high

Last Sale

\$410,000 · Feb 19, 2014

Est. Owner Equity

\$254,386

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,813 (2025)
Assessed Value	\$512,644
Previous Assessed	\$502,593

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	76 WILDFIRE	35 HEAT	15 STORM	89 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2014	Resale	Grant Deed	\$410,000	\$340	\$390K
Mar 31, 1994	Resale	Trustees Deed	\$139,000	\$115	\$132K
Mar 31, 1994	Quitclaim	Quit Claim Transfer			

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------