

Single Family Residence

RESIDENTIAL

5273 ROSEWOOD DR

OCEANSIDE, CA 92056

\$960,974 TopHap Estimate · \$494 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.28 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$961K

\$931K low

\$991K high

Last Sale

\$505,000 · Dec 29, 2005

Est. Owner Equity

\$137,974

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$9,107 (2025)
Assessed Value	\$802,956
Previous Assessed	\$787,213

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.28
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	35 HEAT	15 STORM	89 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Aug 23, 2022	Financing	Intrafamily Transfer			\$700K
Apr 13, 2006	Quitclaim	Quit Claim Transfer			\$492K
Nov 30, 2005	Resale	Grant Deed	\$505,000	\$260	\$404K
Dec 8, 2000	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
-----------	-----------------------