

Single Family Residence

RESIDENTIAL

231 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$579,000 TopHap Estimate · \$552 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,049 ft²

LIVING AREA

1,771 ft²

LOT SIZE

1984

YEAR BUILT

VALUATION

\$579K

\$563K low

\$595K high

Last Sale

\$535,000 · Apr 14, 2026

Est. Owner Equity

\$194,500

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,446 (2025)
Assessed Value	\$493,459
Previous Assessed	\$483,784

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.41
Pool	Yes

CLIMATE RISK

44 FLOOD	79 WILDFIRE	22 HEAT	15 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2026	Resale	Grant Deed	\$535,000	\$510	\$385K
Sep 2, 2022	Resale	Grant Deed	\$465,000	\$443	\$476K
May 20, 2022	Resale	Grant Deed	\$451,500	\$430	
Jul 25, 2008	Resale	Grant Deed	\$155,000	\$148	
May 9, 2008	Non-arms-length	Trustees Deed	\$238,000	\$227	
May 31, 2006	Resale	Grant Deed	\$350,000	\$334	\$280K
May 30, 2003	Resale	Grant Deed	\$222,000	\$212	\$211K
Oct 31, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby Elementary School	Elementary	KG–5	0.6 mi
Cesar Chavez Middle School	Middle	6–8	0.7 mi
El Camino High School	High	9–12	1.9 mi

District: Oceanside 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 92057

67 CRIME INDEX	97 AIR POLLUTION	55,095 POPULATION	\$101K 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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