

Single Family Residence

RESIDENTIAL

264 RIVERVIEW WAY

OCEANSIDE, CA 92057

\$635,285 TopHap Estimate · \$427 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,488 ft²

LIVING AREA

1,354 ft²

LOT SIZE

1983

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$635K

\$584K low

\$686K high

Last Sale

\$615,000 · Dec 13, 2024

Est. Owner Equity

\$81,785

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,912 (2025)
Assessed Value	\$627,299
Previous Assessed	\$615,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SAN DIEGO
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

CLIMATE RISK

48
FLOOD

80
WILDFIRE

31
HEAT

15
STORM

89
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2024	Financing	Intrafamily Transfer			
Oct 30, 2024	Resale	Grant Deed	\$615,000	\$413	\$554K
Dec 15, 2016	Quitclaim	Quit Claim Transfer			
Dec 19, 2011	Quitclaim	Quit Claim Transfer			
Dec 19, 2011	Quitclaim	Quit Claim Transfer			
Jan 17, 2012	Quitclaim	Quit Claim Transfer			
Dec 19, 2011	Recorded document	Affidavit Of Death			
Jan 10, 2008	Quitclaim	Quit Claim Transfer			
Jun 19, 2007	Resale	Grant Deed	\$280,000	\$188	\$268K

Jan 18, 2007	Non-arms-length	Trustees Deed	\$308,543	\$207	
Jul 21, 2005	Financing	Intrafamily Transfer			\$288K
Sep 28, 2001	Resale	Grant Deed	\$185,000	\$124	\$189K
Jul 28, 1993	Resale	Grant Deed	\$105,000	\$71	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Libby Elementary School	Elementary	KG–5	0.5 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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