

Single Family Residence **RESIDENTIAL**

125 RIVER ROCK CT

SANTEE, CA 92071

\$897,323 TopHap Estimate · \$588 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,526 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$897K

\$853K low

\$941K high

Last Sale

\$840,000 · May 30, 2024

Est. Owner Equity

\$228,823

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$10,484 (2025)
Assessed Value	\$873,934
Previous Assessed	\$856,799

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Pool	No

CLIMATE RISK

58 FLOOD	57 WILDFIRE	45 HEAT	17 STORM	87 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2024	Resale	Grant Deed	\$840,000	\$550	\$672K
Jun 19, 2017	Quitclaim	Quit Claim Transfer			
Jun 26, 2017	Resale	Grant Deed	\$525,000	\$344	\$420K
Mar 26, 2013	Quitclaim	Quit Claim Transfer			\$367K
Dec 5, 2012	Quitclaim	Quit Claim Transfer			
Jan 17, 2007	Resale	Grant Deed	\$470,000	\$308	\$376K
Nov 21, 1997	Resale	Grant Deed	\$181,000	\$119	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carlton Hills Elementary School	Elementary	KG–8	0.4 mi
West Hills High School	High	9–12	1.6 mi

District: Santee Elementary 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 92071

79 CRIME INDEX	101 AIR POLLUTION	60,697 POPULATION	\$105K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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