

Single Family Residence **RESIDENTIAL**

8558 RUMSON DR

SANTEE, CA 92071

\$859,731 TopHap Estimate · \$642 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,340 ft²
LIVING AREA

0.17 ac
LOT SIZE

1972
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$860K

\$763K low

\$956K high

Last Sale

\$832,000 · Mar 18, 2025

Est. Owner Equity

\$69,569

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,497 (2025)
Assessed Value	\$848,384
Previous Assessed	\$540,463

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.17
Heating	Forced Air With Air Conditioning
Cooling	Wall Unit
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	83 WILDFIRE	42 HEAT	16 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2025	Resale	Grant Deed	\$832,000	\$621	\$790K
Feb 8, 2018	Quitclaim	Quit Claim Transfer			\$917M
Jun 30, 2014	Quitclaim	Quit Claim Transfer			
Feb 22, 2013	Non-arms-length	Trustees Deed	\$348,000	\$260	
May 27, 2005	Resale	Grant Deed	\$460,000	\$343	\$368K
Mar 9, 2001	Quitclaim	Quit Claim Transfer			
Jul 28, 2000	Resale	Grant Deed	\$185,000	\$138	\$135K
Jun 1, 2000	Resale	Grant Deed	\$240,000	\$179	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Carlton Oaks Elementary School	Elementary	KG–8	0.1 mi
West Hills High School	High	9–12	0.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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