

Single Family Residence **RESIDENTIAL**

196 RIVER ROCK CT

SANTEE, CA 92071

\$822,128 TopHap Estimate · \$601 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,369 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$822K

\$789K low

\$855K high

Last Sale

\$725,000 · Jun 1, 2022

Est. Owner Equity

\$242,128

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,542 (2025)
Assessed Value	\$740,000
Previous Assessed	\$698,000

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
May 23, 2022	Financing	Intrafamily Transfer			
May 23, 2022	Resale	Grant Deed	\$725,000	\$530	\$580K
Oct 27, 2020	Financing	Intrafamily Transfer			\$487K
Dec 5, 2018	Resale	Grant Deed	\$485,000	\$354	\$495K
Sep 11, 2009	Non-arms-length	Intrafamily Transfer	\$191,000	\$140	\$210K
Dec 10, 2007	Resale	Grant Deed	\$400,000	\$292	\$206K
May 9, 2005	Quitclaim	Quit Claim Transfer			
May 28, 1999	Resale	Grant Deed	\$195,000	\$142	\$199K
Sep 30, 1997	Non-arms-length	Grant Deed	\$159,490	\$117	

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

OWNERSHIP

Occupancy	Owner occupied
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