

Single Family Residence **RESIDENTIAL**

193 RIVER ROCK CT

SANTEE, CA 92071

\$903,944 TopHap Estimate · \$538 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,680 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$904K

\$853K low

\$955K high

Last Sale

\$855,000 · Jun 20, 2024

Est. Owner Equity

\$148,589

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$10,663 (2025)
Assessed Value	\$889,540
Previous Assessed	\$872,099

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Pool	No

CLIMATE RISK

58 FLOOD	57 WILDFIRE	45 HEAT	17 STORM	87 DROUGHT
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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, 2024	Resale	Grant Deed	\$855,000	\$509	\$755K
May 15, 2014	Resale	Grant Deed	\$410,000	\$244	\$328K
Mar 15, 2011	Quitclaim	Quit Claim Transfer			\$250K
May 20, 2002	Recorded document	Grant Deed			
Jan 23, 1998	Resale	Grant Deed	\$177,000	\$105	\$181K

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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