

Single Family Residence **RESIDENTIAL**

181 RIVER ROCK CT

SANTEE, CA 92071

\$864,728 TopHap Estimate · \$515 / ft² · confidence 96 · 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

\$865K

\$829K low

\$900K high

Last Sale

\$172,000 · Aug 29, 1997

Est. Owner Equity

\$17,828

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$3,583 (2025)
Assessed Value	\$280,090
Previous Assessed	\$274,599

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 14, 2015	Quitclaim	Quit Claim Transfer			\$396K
Oct 25, 2010	Financing	Grant Deed			\$288K
Aug 29, 1997	Non-arms-length	Grant Deed	\$171,990	\$102	

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	Absentee owner
-----------	-----------------------