

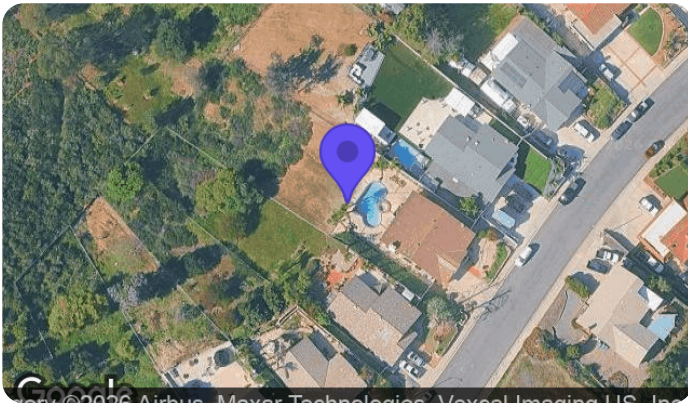
Single Family Residence

RESIDENTIAL

12532 RIDGETON DR

LAKEVIEW, CA 92040

\$931,064 TopHap Estimate · \$506 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,841 ft²

LIVING AREA

0.3 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$931K

\$900K low

\$962K high

Last Sale

\$930,000 · Jun 8, 2026

Est. Owner Equity

\$931,064

TAX & ASSESSMENT

Property Tax	\$3,245 (2025)
Assessed Value	\$215,102
Previous Assessed	\$210,885

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.30
Garage	Carport (Unspecified)
Pool	Yes

CLIMATE RISK

1 FLOOD	69 WILDFIRE	47 HEAT	19 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

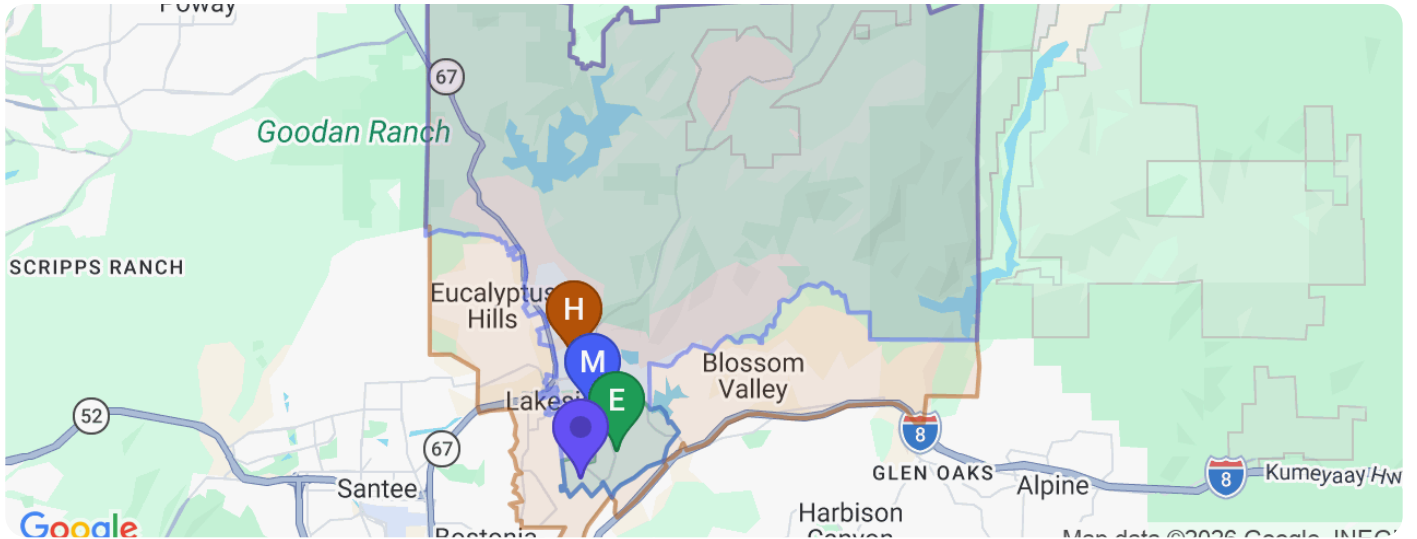
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2026	Resale	Grant Deed	\$930,000	\$505	\$744K
Jun 1, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
Oct 14, 2011	Quitclaim	Quit Claim Transfer			
Oct 14, 2011	Quitclaim	Quit Claim Transfer			\$298K
May 18, 2009	Quitclaim	Quit Claim Transfer			
Feb 25, 2008	Quitclaim	Quit Claim Transfer			
Feb 25, 2008	Quitclaim	Quit Claim Transfer			\$285K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakeview Elementary School	Elementary	KG–5	0.8 mi
Tierra Del Sol Middle School	Middle	6–8	1.2 mi
El Capitan High School	High	9–12	2.1 mi

District: Lakeside Union 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 92040

79 CRIME INDEX	99 AIR POLLUTION	44,462 POPULATION	\$98K 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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