

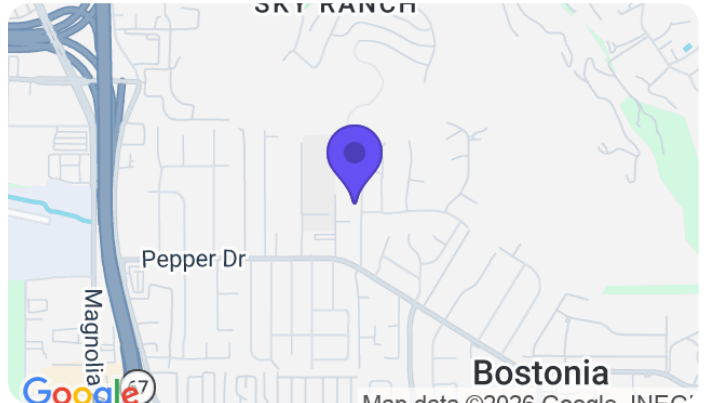
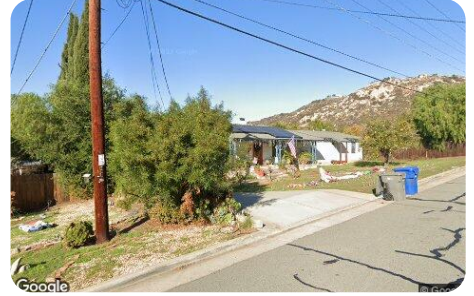
Single Family Residence

RESIDENTIAL

8314 ROCKVIEW DR

EL CAJON, CA 92021

\$750,560 TopHap Estimate · \$558 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,346 ft²

LIVING AREA

0.25 ac

LOT SIZE

1950

YEAR BUILT

1

PARKING

VALUATION

\$751K

\$685K low

\$817K high

Last Sale

\$725,000 · Oct 3, 2024

Est. Owner Equity

\$243,060

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$8,603 (2025)
Assessed Value	\$739,500
Previous Assessed	\$725,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.25
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	68 WILDFIRE	44 HEAT	17 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

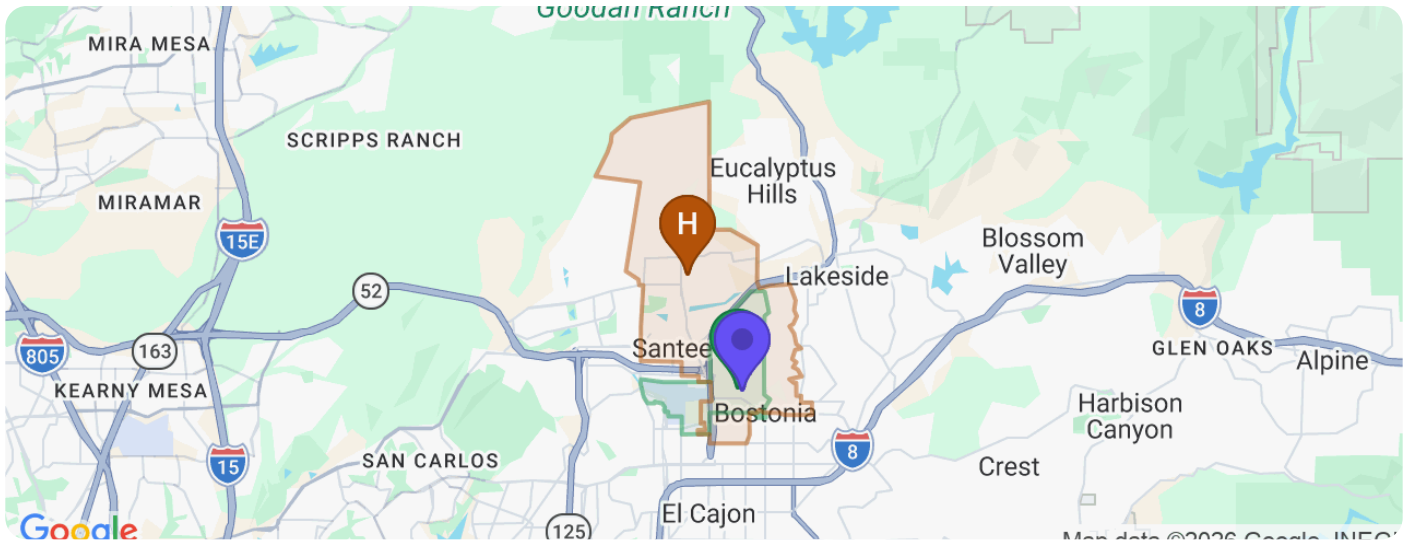
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 20, 2024	Resale	Grant Deed	\$725,000	\$539	\$508K
Jul 26, 2019	Financing	Intrafamily Transfer			\$476K
Jun 13, 2018	Quitclaim	Quit Claim Transfer			
May 23, 2018	Resale	Grant Deed	\$480,000	\$357	\$474K
Apr 18, 2013	Resale	Grant Deed	\$320,000	\$238	\$327K
Feb 10, 2004	Quitclaim	Quit Claim Transfer			
Apr 4, 2003	Resale	Grant Deed	\$260,000	\$193	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Drive Elementary School	Elementary	KG–8	0.1 mi
Santana High School	High	9–12	2.3 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 92021

101 CRIME INDEX	102 AIR POLLUTION	69,687 POPULATION	\$78K 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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