

Single Family Residence **RESIDENTIAL**

168 RIVER ROCK CT

SANTEE, CA 92071

\$856,023 TopHap Estimate · \$530 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,616 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$856K

\$828K low

\$884K high

Last Sale

\$170,000 · Mar 2, 1998

Est. Owner Equity

\$356,023

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,776 (2025)
Assessed Value	\$289,736
Previous Assessed	\$284,056

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
Nov 25, 2025	Financing	Intrafamily Transfer			
Nov 29, 2018	Recorded document	Affidavit Of Death			
Mar 2, 1998	Resale	Grant Deed	\$170,000	\$105	\$136K

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
-----------	-----------------------