

Single Family Residence

RESIDENTIAL

200 RIVER ROCK CT

SANTEE, CA 92071

\$857,000 TopHap Estimate · \$562 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,526 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$857K

\$817K low

\$897K high

Last Sale

\$697,500 · Jan 4, 2022

Est. Owner Equity

\$299,000

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,036 (2025)
Assessed Value	\$754,993
Previous Assessed	\$740,190

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
Dec 15, 2021	Financing	Intrafamily Transfer			\$558K
Dec 2, 2021	Resale	Grant Deed	\$697,500	\$457	
Nov 6, 2012	Financing	Grant Deed			\$294K
Nov 18, 2003	Quitclaim	Quit Claim Transfer			
Oct 25, 2001	Quitclaim	Quit Claim Transfer			
Aug 23, 2001	Resale	Grant Deed	\$273,000	\$179	\$140K
Sep 30, 1997	Non-arms-length	Grant Deed	\$173,950	\$114	

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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