

Single Family Residence **RESIDENTIAL**

204 RIVER ROCK CT

SANTEE, CA 92071

\$802,930 TopHap Estimate · \$690 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,163 ft²
LIVING AREA

4.9 ac
LOT SIZE

1998
YEAR BUILT

2
PARKING

VALUATION

\$803K

\$773K low

\$833K high

Last Sale

\$335,000 · Dec 17, 2009

Est. Owner Equity

\$551,930

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,513 (2025)
Assessed Value	\$441,053
Previous Assessed	\$432,406

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
Sep 25, 2020	Quitclaim	Quit Claim Transfer			
Nov 16, 2009	Resale	Grant Deed	\$335,000	\$288	\$307K
Dec 8, 2004	Resale	Grant Deed	\$455,000	\$391	\$364K
Feb 7, 2003	Resale	Grant Deed	\$325,000	\$279	\$260K
Mar 31, 2000	Resale	Grant Deed	\$210,000	\$181	\$160K
Sep 30, 1997	Non-arms-length	Grant Deed	\$149,900	\$129	

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	Absentee owner
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