

Single Family Residence **RESIDENTIAL**

208 RIVER ROCK CT

SANTEE, CA 92071

\$785,033 TopHap Estimate · \$573 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,369 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$785K

\$738K low

\$832K high

Last Sale

\$715,000 · Mar 1, 2024

Est. Owner Equity

\$785,033

TAX & ASSESSMENT

Property Tax	\$8,991 (2025)
Assessed Value	\$743,884
Previous Assessed	\$729,299

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
Feb 7, 2024	Resale	Grant Deed	\$715,000	\$522	
Aug 11, 2023	Financing	Intrafamily Transfer			
Jun 7, 2023	Financing	Grant Deed			\$383K
Apr 18, 2016	Financing	Intrafamily Transfer			\$56K
Apr 18, 2016	Quitclaim	Quit Claim Transfer			
Aug 7, 2003	Quitclaim	Quit Claim Transfer			
Aug 6, 2003	Quitclaim	Quit Claim Transfer			
Jul 18, 2002	Quitclaim	Quit Claim Transfer			
Sep 27, 2001	Resale	Grant Deed	\$247,500	\$181	\$68K
Jan 14, 1999	Resale	Grant Deed	\$186,500	\$136	\$190K
Sep 30, 1997	Non-arms-length	Grant Deed	\$163,331	\$119	

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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