

Single Family Residence **RESIDENTIAL**

164 RIVER ROCK CT

SANTEE, CA 92071

\$832,432 TopHap Estimate · \$608 / ft² · confidence 96 · 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

\$832K

\$799K low

\$866K high

Last Sale

\$702,000 · Mar 8, 2022

Est. Owner Equity

\$124,516

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,542 (2025)
Assessed Value	\$759,858
Previous Assessed	\$698,000

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
Jan 20, 2022	Resale	Grant Deed	\$702,000	\$513	\$708K
Dec 18, 2020	Resale	Grant Deed	\$565,000	\$413	\$578K
Nov 20, 2014	Financing	Intrafamily Transfer			\$203K
Aug 12, 2003	Quitclaim	Quit Claim Transfer			\$230K
Sep 30, 2002	Resale	Grant Deed	\$310,000	\$226	\$210K
Aug 6, 1999	Quitclaim	Quit Claim Transfer			
Jan 16, 1998	Resale	Grant Deed	\$165,000	\$121	\$157K

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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