

Single Family Residence **RESIDENTIAL**

156 RIVER ROCK CT

SANTEE, CA 92071

\$876,704 TopHap Estimate · \$522 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,680 ft²

LIVING AREA

4.9 ac

LOT SIZE

1998

YEAR BUILT

2

PARKING

VALUATION

\$877K

\$851K low

\$903K high

Last Sale

\$725,000 · Sep 1, 2021

Est. Owner Equity

\$355,704

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$9,580 (2025)
Assessed Value	\$795,220
Previous Assessed	\$779,628

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 9, 2024	Financing	Intrafamily Transfer			
Sep 27, 2021	Financing	Intrafamily Transfer			
Aug 23, 2021	Financing	Intrafamily Transfer			
Aug 4, 2021	Resale	Grant Deed	\$725,000	\$432	\$521K
Oct 4, 2019	Financing	Intrafamily Transfer			\$300K
Sep 14, 2009	Resale	Grant Deed	\$360,000	\$214	\$353K
Jan 16, 1998	Resale	Grant Deed	\$182,000	\$108	\$173K

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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