

Single Family Residence

RESIDENTIAL

132 RIVER ROCK CT

SANTEE, CA 92071

\$840,362 TopHap Estimate · \$614 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,369 ft²

LIVING AREA

4.9 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$840K

\$798K low

\$883K high

Last Sale

\$790,000 · May 31, 2024

Est. Owner Equity

\$840,362

TAX & ASSESSMENT

Property Tax	\$9,887 (2025)
Assessed Value	\$821,914
Previous Assessed	\$805,799

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Pool	No

CLIMATE RISK

58 FLOOD	57 WILDFIRE	45 HEAT	17 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2024	Financing	Intrafamily Transfer			
May 24, 2024	Resale	Grant Deed	\$790,000	\$577	
Jun 7, 2019	Resale	Grant Deed	\$515,000	\$376	\$464K
Apr 19, 2017	Resale	Grant Deed	\$446,000	\$326	\$424K
Oct 12, 2007	Quitclaim	Quit Claim Transfer			\$239K
Nov 17, 2003	Quitclaim	Quit Claim Transfer			
Oct 1, 2001	Resale	Grant Deed	\$250,000	\$183	\$200K
May 22, 1998	Resale	Grant Deed	\$171,000	\$125	\$163K

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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