

Single Family Residence **RESIDENTIAL**

160 RIVER ROCK CT

SANTEE, CA 92071

\$806,196 TopHap Estimate · \$693 / ft² · confidence 97 · 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

\$806K

\$782K low

\$831K high

Last Sale

\$700,000 · Jun 16, 2022

Est. Owner Equity

\$246,196

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,390 (2025)
Assessed Value	\$757,693
Previous Assessed	\$685,000

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
May 23, 2022	Resale	Grant Deed	\$700,000	\$602	\$560K
Dec 26, 2019	Resale	Grant Deed	\$515,000	\$443	\$335K
Jan 16, 1998	Resale	Grant Deed	\$157,500	\$135	\$160K

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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