

Single Family Residence **RESIDENTIAL**

176 RIVER ROCK CT

SANTEE, CA 92071

\$779,039 TopHap Estimate · \$569 / ft² · confidence 97 · 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

\$779K

\$754K low

\$804K high

Last Sale

\$487,500 · Dec 7, 2017

Est. Owner Equity

\$679,039

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,252 (2025)
Assessed Value	\$164,153
Previous Assessed	\$160,936

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
Nov 14, 2017	Resale	Grant Deed	\$487,500	\$356	
Jan 14, 2015	Resale	Grant Deed	\$423,000	\$309	\$380K
Jul 6, 2006	Recorded document	Grant Deed			
Sep 6, 2005	Resale	Grant Deed	\$519,000	\$379	\$367K
Jan 29, 1999	Resale	Grant Deed	\$185,000	\$135	\$173K
Sep 30, 1997	Non-arms-length	Grant Deed	\$163,582	\$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	Owner occupied
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