

Single Family Residence **RESIDENTIAL**

105 RIVER ROCK CT

SANTEE, CA 92071

\$814,204 TopHap Estimate · \$595 / 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

\$814K

\$792K low

\$836K high

Last Sale

\$485,000 · Sep 24, 2015

Est. Owner Equity

\$426,204

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,537 (2025)
Assessed Value	\$363,140
Previous Assessed	\$356,021

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
Sep 1, 2015	Resale	Grant Deed	\$485,000	\$354	\$388K
Jun 17, 2013	Resale	Grant Deed	\$388,000	\$283	\$304K
Jun 15, 2005	Resale	Grant Deed	\$499,000	\$364	\$399K
Nov 17, 2003	Resale	Grant Deed	\$375,000	\$274	\$300K
Nov 25, 2002	Quitclaim	Quit Claim Transfer			
Nov 15, 2001	Resale	Grant Deed	\$278,000	\$203	\$222K
Nov 26, 1997	Resale	Grant Deed	\$166,500	\$122	\$158K

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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