

Single Family Residence **RESIDENTIAL**

169 RIVER ROCK CT

SANTEE, CA 92071

\$850,778 TopHap Estimate · \$506 / ft² · confidence 95 · 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

\$851K

\$810K low

\$892K high

Last Sale

\$830,000 · May 28, 2025

Est. Owner Equity

\$370,778

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$8,449 (2025)
Assessed Value	\$846,599
Previous Assessed	\$690,069

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 22, 2025	Resale	Grant Deed	\$830,000	\$494	\$480K
Oct 5, 2016	Financing	Intrafamily Transfer			\$383K
Jul 21, 2005	Resale	Grant Deed	\$505,000	\$301	\$404K
Apr 30, 2003	Resale	Grant Deed	\$395,000	\$235	\$300K
Aug 29, 1997	Non-arms-length	Grant Deed	\$175,664	\$105	

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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