

Single Family Residence **RESIDENTIAL**

113 RIVER ROCK CT

SANTEE, CA 92071

\$787,790 TopHap Estimate · \$575 / ft² · confidence 96 · 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

\$788K

\$760K low

\$816K high

Last Sale

\$780,000 · Jan 9, 2026

Est. Owner Equity

\$397,790

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$6,877 (2025)
Assessed Value	\$559,805
Previous Assessed	\$548,830

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
Dec 15, 2025	Resale	Grant Deed	\$780,000	\$570	\$390K
Oct 3, 2023	Financing	Intrafamily Transfer			
Sep 11, 2018	Resale	Grant Deed	\$492,000	\$359	\$492K
Mar 24, 2016	Quitclaim	Quit Claim Transfer			\$389K
Jun 30, 2005	Resale	Grant Deed	\$480,000	\$351	\$384K
Feb 13, 2004	Quitclaim	Quit Claim Transfer			\$160K
Nov 26, 1997	Resale	Grant Deed	\$158,500	\$116	\$161K

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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