

Single Family Residence **RESIDENTIAL**

# 108 RIVER ROCK CT

SANTEE, CA 92071

**\$872,888** TopHap Estimate · \$572 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,526 ft<sup>2</sup>**

LIVING AREA

**4.9 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$873K**

\$844K low

\$902K high

Last Sale

**\$815,000 · Dec 14, 2023**

Est. Owner Equity

**\$139,388**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,185 (2025) |
| Assessed Value    | \$847,924       |
| Previous Assessed | \$831,299       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 58<br>FLOOD | 57<br>WILDFIRE | 45<br>HEAT | 17<br>STORM | 87<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Nov 30, 2023 | Resale    | Grant Deed          | \$815,000 | \$534              | \$734K |
| Sep 4, 2018  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 29, 2018 | Resale    | Grant Deed          | \$554,500 | \$363              | \$332K |
| Jun 15, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 2, 2005  | Resale    | Grant Deed          | \$505,500 | \$331              | \$404K |
| May 27, 1998 | Resale    | Grant Deed          | \$181,000 | \$119              | \$172K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>60,697</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|