

Single Family Residence **RESIDENTIAL**

8973 ROCKET RIDGE RD

LAKESED, CA 92040

\$769,695 TopHap Estimate · \$588 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,309 ft²

LIVING AREA

0.82 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$770K

\$739K low

\$800K high

Last Sale

\$760,000 · May 23, 2022

Est. Owner Equity

\$511,695

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$9,747 (2025)
Assessed Value	\$822,532
Previous Assessed	\$806,405

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.82
Heating	Floor/Wall Furnace
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1
FLOOD

75
WILDFIRE

47
HEAT

19
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2024	Financing	Intrafamily Transfer			
May 11, 2022	Resale	Grant Deed	\$760,000	\$581	\$258K
May 23, 2016	Resale	Grant Deed	\$460,000	\$351	\$444K
Jun 29, 2011	Resale	Grant Deed	\$280,000	\$214	\$270K
Jul 21, 2010	Foreclosure sale	Trustees Deed	\$273,590	\$209	
Dec 31, 2002	Resale	Grant Deed	\$950,000	\$726	
May 26, 2000	Resale	Grant Deed	\$185,000	\$141	\$148K
Jun 25, 1999	Quitclaim	Quit Claim Transfer			
Jun 22, 1999	Resale	Grant Deed	\$160,000	\$122	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lemon Crest Elementary School	Elementary	KG–5	0.9 mi
Lakeside Middle School	Middle	6–8	1.0 mi
El Capitan High School	High	9–12	1.9 mi

District: Grossmont Union High 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 92040



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

OWNERSHIP

Occupancy	Absentee owner
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