

Single Family Residence **RESIDENTIAL**

8981 ROCKET RIDGE RD

LAKESIDE, CA 92040

\$1,272,385 TopHap Estimate · \$300 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

4,247 ft²

LIVING AREA

0.38 ac

LOT SIZE

1975

YEAR BUILT

4

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$499,000 · Apr 16, 2010

Est. Owner Equity

\$934,385

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$5,729 (2025)
Assessed Value	\$656,983
Previous Assessed	\$644,102

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.38
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	79 WILDFIRE	47 HEAT	19 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 26, 2022	Financing	Intrafamily Transfer			
Mar 10, 2010	Resale	Grant Deed	\$499,000	\$117	\$349K
Mar 11, 2010	Recorded document	Affidavit Of Death			

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

79 CRIME INDEX	99 AIR POLLUTION	44,462 POPULATION	\$98K 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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