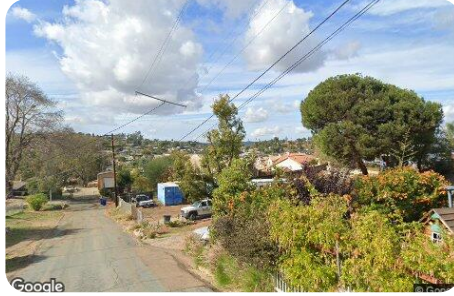


Single Family Residence **RESIDENTIAL**

8978 ROCKET RIDGE RD

LAKE SIDE, CA 92040

\$857,720 TopHap Estimate · \$409 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,099 ft²

LIVING AREA

0.41 ac

LOT SIZE

1959

YEAR BUILT

2

PARKING

VALUATION

\$858K

\$825K low

\$891K high

Last Sale

\$545,000 · Jun 26, 2017

Est. Owner Equity

\$457,720

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,753 (2025)
Assessed Value	\$658,771
Previous Assessed	\$645,855

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.41
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	66 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
Mar 30, 2021	Financing	Intrafamily Transfer			\$400K
Jun 7, 2017	Resale	Grant Deed	\$545,000	\$260	\$424K
Aug 29, 2016	Financing	Intrafamily Transfer			\$398K
Aug 22, 2013	Recorded document	Affidavit Of Death			
Aug 22, 2013	Resale	Grant Deed	\$374,500	\$178	\$368K
Nov 22, 1996	Quitclaim	Quit Claim Transfer			

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	2.0 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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