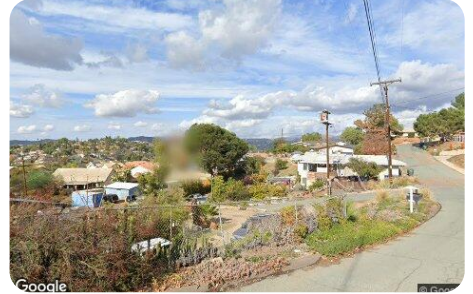
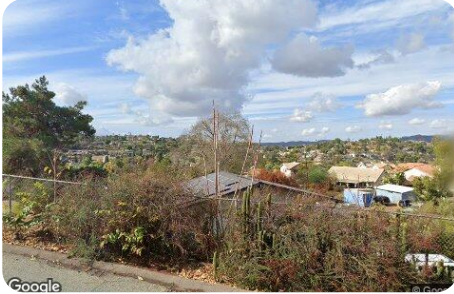


Single Family Residence **RESIDENTIAL**

# 8966 ROCKET RIDGE RD

LAKESED, CA 92040

**\$838,002** TopHap Estimate · \$393 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,131 ft²**

LIVING AREA

**0.59 ac**

LOT SIZE

**1962**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$838K**

\$816K low

\$860K high

Last Sale

**\$177,500 · Jan 18, 1995**

Est. Owner Equity

**\$446,002**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,469 (2025) |
| Assessed Value    | \$291,656      |
| Previous Assessed | \$285,938      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SAN DIEGO               |
| Lot (acres)   | 0.59                    |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 66<br>WILDFIRE | 47<br>HEAT | 19<br>STORM | 87<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 27, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 12, 2020 | Financing | Intrafamily Transfer |           |                    | \$352K |
| Jun 2, 2010  | Quitclaim | Quit Claim Transfer  |           |                    | \$313K |
| Jun 30, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jan 18, 1995 | Resale    | Grant Deed           | \$177,500 | \$83               | \$142K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>44,462</b><br>POPULATION | <b>\$98K</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> |
|-----------|-----------------------|