

Single Family Residence **RESIDENTIAL**

1396 ROSAL LN

CONCORD, CA 94521

\$415,018 TopHap Estimate · \$516 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

805 ft²
LIVING AREA

0.18 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$415K

\$386K low

\$444K high

Est. Owner Equity

\$343,618

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,979 (2025)
Assessed Value	\$181,740
Previous Assessed	\$178,177

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.18
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10 FLOOD	61 WILDFIRE	42 HEAT	35 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2017	Quitclaim	Quit Claim Transfer			
Mar 19, 1986	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
El Monte Elementary School	Elementary	KG–5	0.8 mi
El Dorado Middle School	Middle	6–8	1.0 mi
Concord High School	High	9–12	1.2 mi

District: Mount Diablo Unified 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 94521

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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