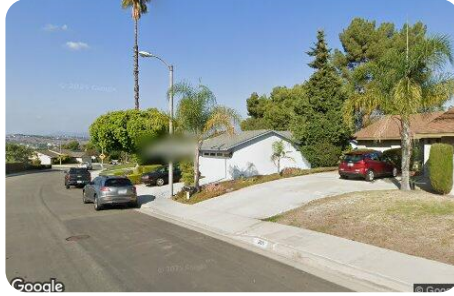


Single Family Residence **RESIDENTIAL**

## 260 N ROCK RIVER DR

DIAMOND BAR, CA 91765

**\$711,946** TopHap Estimate · \$519 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,373 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

### VALUATION

**\$712K**

\$682K low

\$742K high

Est. Owner Equity

**\$411,446**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,580 (2025) |
| Assessed Value    | \$449,269      |
| Previous Assessed | \$440,461      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.38                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|------------|-----------|--------------------|--------|
| Oct 1, 2003 | Financing | Grant Deed |           |                    | \$188K |
| May 9, 1990 | Resale    | Grant Deed | \$210,000 | \$153              | \$165K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Armstrong Elementary School | Elementary | KG–6   | 0.5 mi   |
| Lorbeer Middle School       | Middle     | 7–8    | 0.7 mi   |
| Diamond Ranch High School   | High       | 9–12   | 1.9 mi   |

District: Pomona 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 91765

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>41,302</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|