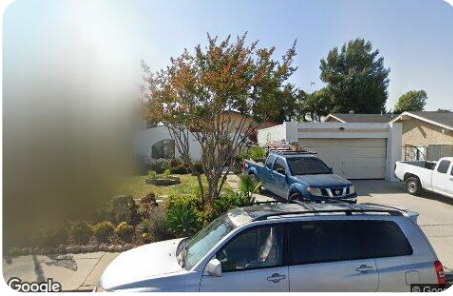


Single Family Residence **RESIDENTIAL**

# 427 S ROCK RIVER RD

DIAMOND BAR, CA 91765

**\$783,831** TopHap Estimate · \$544 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,440 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**10**

ROOMS

## VALUATION

**\$784K**

\$754K low

\$813K high

Last Sale

**\$762,000 · Sep 22, 2022**

Est. Owner Equity

**\$250,431**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,671 (2025) |
| Assessed Value    | \$792,783       |
| Previous Assessed | \$777,240       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                                         | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------------------------------|-----------|--------|--------|
| Aug 5, 2022  | Resale          | Grant Deed                                   | \$762,000 | \$529  | \$533K |
| Aug 5, 2022  | Financing       | Affidavit Death Of Trustee/Successor Trustee |           |        |        |
| Oct 28, 1998 | Quitclaim       | Quit Claim Transfer                          |           |        |        |
| May 18, 1972 | Non-arms-length | Grant Deed                                   | \$29,500  | \$20   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Armstrong Elementary School | Elementary | KG–6   | 0.3 mi   |
| Lorbeer Middle School       | Middle     | 7–8    | 0.6 mi   |
| Diamond Ranch High School   | High       | 9–12   | 2.3 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> |
|-----------|-----------------------|