

Single Family Residence **RESIDENTIAL**

448 RIVER ROCK CT

SAN JOSE, CA 95136

\$1,509,435 TopHap Estimate · \$886 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,704 ft²

LIVING AREA

4,297 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,500,000 · Feb 6, 2026

Est. Owner Equity

\$309,435

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$17,345 (2025)
Assessed Value	\$1,253,878
Previous Assessed	\$1,229,294

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SANTA CLARA
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Yes
Pool	No

CLIMATE RISK

35 FLOOD	53 WILDFIRE	33 HEAT	37 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2026	Resale	Grant Deed	\$1,500,000	\$880	\$1.2M
Jun 19, 2020	Quitclaim	Quit Claim Transfer			
Jun 5, 2019	Resale	Grant Deed	\$1,102,000	\$647	\$870K
May 7, 2014	Resale	Grant Deed	\$710,000	\$417	\$568K
Oct 4, 2007	Financing	Intrafamily Transfer			\$400K
May 15, 2002	Quitclaim	Quit Claim Transfer			\$301K
Dec 14, 1998	Resale	Trustees Deed	\$355,000	\$208	\$284K
Dec 14, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew P. Hill High School	High	9–12	1.6 mi
George Shirakawa Sr. Elementary School	Elementary	KG–8	2.6 mi

District: Franklin-Mckinley Elementary 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 95136

83 CRIME INDEX	87 AIR POLLUTION	45,983 POPULATION	\$129K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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