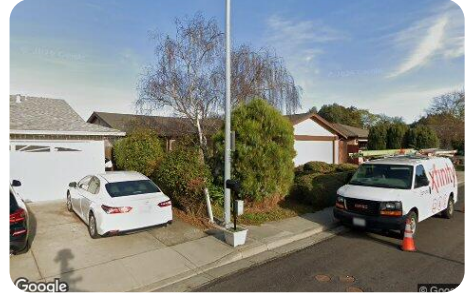


Single Family Residence **RESIDENTIAL**

# 34834 WABASH RIVER PL

FREMONT, CA 94555

**\$1,822,345** TopHap Estimate · \$1,003 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,816 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$1.8M**

\$1.7M low

\$1.9M high

Last Sale

**\$1,256,000 · Mar 30, 2018**

Est. Owner Equity

**\$1,176,845**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,554 (2025) |
| Assessed Value        | \$1,457,663     |
| Previous Assessed     | \$1,429,088     |
| Assessor Market Value | \$1,488,780     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ALAMEDA                          |
| Lot (acres)   | 0.13                             |
| Construction  | Wood (Unspecified)               |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-------------|--------------------|--------|
| Apr 22, 2019 | Quitclaim       | Quit Claim Transfer |             |                    | \$670K |
| Mar 15, 2018 | Resale          | Grant Deed          | \$1,256,000 | \$692              | \$680K |
| Aug 7, 2015  | Quitclaim       | Quit Claim Transfer |             |                    |        |
| Aug 7, 2015  | Quitclaim       | Quit Claim Transfer |             |                    |        |
| Dec 21, 1998 | Quitclaim       | Quit Claim Transfer |             |                    |        |
| Sep 23, 1975 | Non-arms-length | Grant Deed          | \$49,200    | \$27               |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Patterson Elementary School | Elementary | KG–5   | 0.6 mi   |
| American High School        | High       | 9–12   | 1.2 mi   |
| Thornton Middle School      | Middle     | 6–8    | 1.5 mi   |

District: Fremont 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 94555

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>22</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>33,863</b><br>POPULATION | <b>\$176K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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