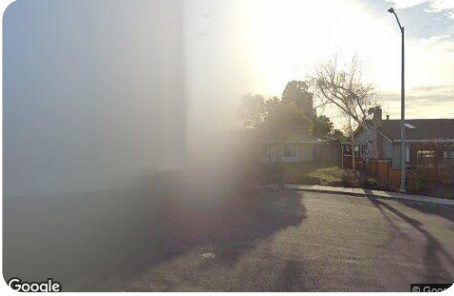


Single Family Residence **RESIDENTIAL**

34855 WABASH RIVER PL

FREMONT, CA 94555

\$1,563,289 TopHap Estimate · \$1,204 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,298 ft²

LIVING AREA

0.18 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,500,000 · Oct 4, 2024

Est. Owner Equity

\$363,289

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$18,386 (2025)
Assessed Value	\$1,530,000
Previous Assessed	\$1,500,000
Assessor Market Value	\$1,293,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	ALAMEDA
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2024	Resale	Grant Deed	\$1,500,000	\$1156	\$1.2M
Jul 9, 2024	Resale	Affidavit Of Death	\$913,000	\$703	
Jul 24, 1998	Quitclaim	Quit Claim Transfer			\$203K
Jun 1, 1990	Resale	Grant Deed	\$75,000	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patterson Elementary School	Elementary	KG–5	0.5 mi
American High School	High	9–12	1.2 mi
Thornton Middle School	Middle	6–8	1.4 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

22 CRIME INDEX	93 AIR POLLUTION	33,863 POPULATION	\$176K MEDIAN IN-COME	59°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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