

Single Family Residence **RESIDENTIAL**

4489 RIVER ASH CT

CONCORD, CA 94521

\$972,495 TopHap Estimate · \$551 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,764 ft²
LIVING AREA

0.13 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$972K

\$936K low

\$1M high

Last Sale

\$216,500 · Jan 6, 1995

Est. Owner Equity

\$837,495

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$4,949 (2025)
Assessed Value	\$370,892
Previous Assessed	\$363,620

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	CONTRA COSTA
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

79
WILDFIRE

43
HEAT

36
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2017	Quitclaim	Quit Claim Transfer			
Feb 20, 2010	Quitclaim	Quit Claim Transfer			
Apr 25, 2009	Quitclaim	Quit Claim Transfer			
Jan 6, 1995	Resale	Grant Deed	\$216,500	\$123	\$173K
Apr 13, 1993	Resale	Grant Deed	\$214,000	\$121	\$192K
Jul 27, 1992	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	1.6 mi
Foothill Middle School	Middle	6–8	2.6 mi

Northgate High School	High	9–12	3.2 mi
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District: Mount Diablo 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 94521

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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