

Single Family Residence **RESIDENTIAL**

4498 RIVER ASH CT

CONCORD, CA 94521

\$930,487 TopHap Estimate · \$522 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,784 ft²

LIVING AREA

0.13 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$930K

\$877K low

\$984K high

Last Sale

\$235,000 · Oct 20, 1998

Est. Owner Equity

\$561,487

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,079 (2025)
Assessed Value	\$375,758
Previous Assessed	\$368,391

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
Cooling	Wall Unit
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
Jul 21, 2006	Quitclaim	Quit Claim Transfer			\$125K
Aug 29, 2001	Recorded document	Grant Deed			
Oct 20, 1998	Resale	Grant Deed	\$235,000	\$132	\$188K
Jul 9, 1981	Recorded document	Grant 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	3.1 mi

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------