

Single Family Residence **RESIDENTIAL**

1041 RIVER ROCK LN

DANVILLE, CA 94526

\$1,158,631 TopHap Estimate · \$843 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,375 ft²

LIVING AREA

1,860 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,200,000 · May 6, 2024

Est. Owner Equity

\$708,631

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$14,452 (2025)
Assessed Value	\$1,248,480
Previous Assessed	\$1,224,000

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.04
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	65 WILDFIRE	46 HEAT	47 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2024	Resale	Grant Deed	\$1,200,000	\$873	\$450K
Nov 7, 2023	Financing	Intrafamily Transfer			
Jul 19, 2016	Quitclaim	Quit Claim Transfer			
Feb 20, 1997	Resale	Grant Deed	\$273,500	\$199	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montair Elementary School	Elementary	KG–5	0.5 mi
San Ramon High School	High	9–12	0.7 mi
Stone Valley Middle School	Middle	6–8	2.9 mi

District: San Ramon Valley 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 94526

47 CRIME INDEX	85 AIR POLLUTION	31,253 POPULATION	\$182K 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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