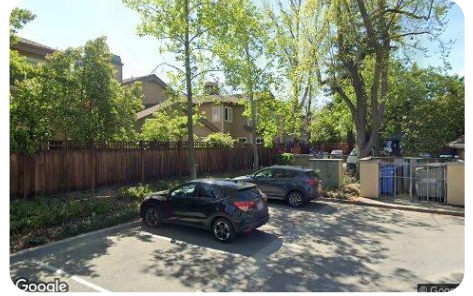


Single Family Residence **RESIDENTIAL**

1045 RIVER ROCK LN

DANVILLE, CA 94526

\$1,228,418 TopHap Estimate · \$823 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,492 ft²

LIVING AREA

1,790 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$1,300,000 · Jul 31, 2024

Est. Owner Equity

\$308,703

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$15,199 (2025)
Assessed Value	\$1,326,000
Previous Assessed	\$1,300,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	66 WILDFIRE	46 HEAT	47 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2024	Resale	Grant Deed	\$1,300,000	\$871	\$930K
Jan 11, 2019	Quitclaim	Quit Claim Transfer			
Jan 11, 2019	Quitclaim	Quit Claim Transfer			
Mar 30, 2016	Quitclaim	Quit Claim Transfer			
Sep 12, 2014	Financing	Intrafamily Transfer			\$500K
Sep 15, 2014	Resale	Grant Deed	\$812,500	\$545	
Mar 24, 2011	Resale	Grant Deed	\$645,000	\$432	\$295K
Oct 16, 2002	Quitclaim	Quit Claim Transfer			\$209K
Jan 7, 1997	Resale	Grant Deed	\$306,500	\$205	\$222K

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



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

OWNERSHIP

Occupancy	Owner occupied
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