

Single Family Residence **RESIDENTIAL**

1049 RIVER ROCK LN

DANVILLE, CA 94526

\$1,172,304 TopHap Estimate · \$759 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,544 ft²

LIVING AREA

1,930 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$322,500 · Dec 31, 1996

Est. Owner Equity

\$919,304

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,301 (2025)
Assessed Value	\$211,385
Previous Assessed	\$207,241

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	62 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
Feb 22, 2013	Quitclaim	Quit Claim Transfer			
Feb 22, 2013	Financing	Intrafamily Transfer			\$253K
Feb 28, 2002	Quitclaim	Quit Claim Transfer			
Feb 26, 2002	Quitclaim	Quit Claim Transfer			\$175K
Oct 1, 1997	Quitclaim	Quit Claim Transfer			
Dec 31, 1996	Resale	Grant Deed	\$322,500	\$209	\$160K

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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