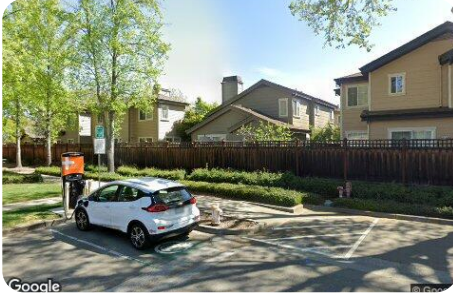


Single Family Residence **RESIDENTIAL**

# 1081 RIVER ROCK LN

DANVILLE, CA 94526

**\$1,509,257** TopHap Estimate · \$764 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,975 ft<sup>2</sup>**

LIVING AREA

**2,810 ft<sup>2</sup>**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$1.5M**

\$1.4M low

\$1.6M high

Last Sale

**\$990,000 · Apr 30, 2014**

Est. Owner Equity

**\$1,509,257**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,340 (2025) |
| Assessed Value    | \$1,237,862     |
| Previous Assessed | \$1,213,591     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.07                    |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**53**  
FLOOD

**60**  
WILDFIRE

**46**  
HEAT

**47**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 23, 2014 | Resale | Grant Deed | \$990,000 | \$501  |        |
| Apr 22, 1996 | Resale | Grant Deed | \$322,818 | \$163  | \$222K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Montair Elementary School  | Elementary | KG–5   | 0.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>31,253</b><br>POPULATION | <b>\$182K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|