

Single Family Residence **RESIDENTIAL**

# 1159 RIVER ROCK LN

DANVILLE, CA 94526

**\$1,213,743** TopHap Estimate · \$883 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,375 ft<sup>2</sup>**  
LIVING AREA

**1,860 ft<sup>2</sup>**  
LOT SIZE

**1996**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$1,255,000 · Jul 17, 2023**

Est. Owner Equity

**\$742,743**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$15,060 (2025) |
| Assessed Value    | \$1,305,702     |
| Previous Assessed | \$1,280,100     |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 63<br>WILDFIRE | 46<br>HEAT | 47<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------------|--------|--------|
| Jul 6, 2023  | Resale            | Grant Deed          | \$1,255,000 | \$913  | \$471K |
| May 13, 2020 | Quitclaim         | Quit Claim Transfer |             |        | \$598K |
| Jan 21, 2020 | Quitclaim         | Quit Claim Transfer |             |        |        |
| Apr 26, 2017 | Resale            | Grant Deed          | \$840,000   | \$611  | \$630K |
| Jan 27, 2009 | Quitclaim         | Quit Claim Transfer |             |        |        |
| Apr 23, 2002 | Recorded document | Grant Deed          |             |        |        |
| Jan 17, 1997 | Resale            | Grant Deed          | \$261,000   | \$190  | \$207K |

## 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>Owner occupied</b> |
|-----------|-----------------------|