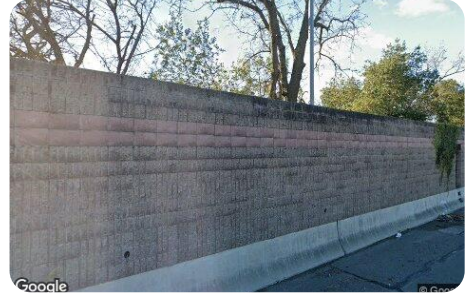


Single Family Residence **RESIDENTIAL**

1177 RIVER ROCK LN

DANVILLE, CA 94526

\$1,445,879 TopHap Estimate · \$705 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,052 ft²

LIVING AREA

2,920 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$1,430,000 · May 2, 2024

Est. Owner Equity

\$721,879

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$16,992 (2025)
Assessed Value	\$1,487,772
Previous Assessed	\$1,458,600

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	59 WILDFIRE	46 HEAT	47 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2026	Financing	Mortgage			\$724K
Apr 24, 2024	Financing	Intrafamily Transfer			
Apr 23, 2024	Resale	Grant Deed	\$1,430,000	\$697	\$740K
Mar 21, 2024	Resale	Grant Deed	\$1,400,000	\$682	
Dec 15, 2023	Financing	Intrafamily Transfer			
Oct 19, 2017	Non-arms-length	Intrafamily Transfer	\$434,000	\$212	\$752K
Dec 28, 2015	Resale	Grant Deed	\$850,000	\$414	\$765K
Jun 11, 2015	Recorded document	Affidavit Of Death			
Mar 12, 2015	Quitclaim	Quit Claim Transfer			
Jul 8, 2013	Resale	Grant Deed	\$785,000	\$383	\$325K
May 15, 2013	Quitclaim	Quit Claim Transfer			
May 15, 2013	Financing	Intrafamily Transfer			\$407K
Nov 17, 2011	Quitclaim	Quit Claim Transfer			
Nov 17, 2011	Quitclaim	Quit Claim Transfer			\$415K
Jun 9, 2011	Quitclaim	Quit Claim Transfer			

Jun 9, 2011	Quitclaim	Quit Claim Transfer			\$417K
Apr 22, 2011	Quitclaim	Quit Claim Transfer			
Apr 22, 2011	Financing	Intrafamily Transfer			\$417K
Sep 28, 2005	Quitclaim	Quit Claim Transfer			
Jun 7, 1996	Resale	Grant Deed	\$318,000	\$155	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montair Elementary School	Elementary	KG–5	0.6 mi
San Ramon High School	High	9–12	0.8 mi
Stone Valley Middle School	Middle	6–8	3.0 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------