

Single Family Residence **RESIDENTIAL**

# 1197 RIVER ROCK LN

DANVILLE, CA 94526

**\$1,608,227** TopHap Estimate · \$784 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,052 ft<sup>2</sup>**

LIVING AREA

**3,520 ft<sup>2</sup>**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$1.6M**

\$1.5M low

\$1.7M high

Last Sale

**\$472,000 · Jan 12, 2000**

Est. Owner Equity

**\$1,497,009**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,979 (2025) |
| Assessed Value    | \$739,944      |
| Previous Assessed | \$725,437      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.08                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 60<br>WILDFIRE | 46<br>HEAT | 47<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Nov 28, 2006 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Aug 12, 2003 | Financing         | Grant Deed          |           |                    | \$134K |
| Jan 12, 2000 | Recorded document | Trustees Deed       |           |                    |        |
| Jan 12, 2000 | Recorded document | Trustees Deed       |           |                    |        |
| Jan 12, 2000 | Resale            | Trustees Deed       | \$472,000 | \$230              | \$261K |
| Dec 21, 1995 | Resale            | Grant Deed          | \$297,000 | \$145              | \$267K |

## 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

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

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

OWNERSHIP

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