

Single Family Residence **RESIDENTIAL**

# 640 ROCK ROSE LN

SAN RAMON, CA 94582

**\$2,608,243** TopHap Estimate · \$674 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,871 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**2**

PARKING

## VALUATION

**\$2.6M**

\$2.5M low

\$2.7M high

Last Sale

**\$2,200,000 · Aug 11, 2021**

Est. Owner Equity

**\$958,243**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$27,002 (2025) |
| Assessed Value    | \$2,381,349     |
| Previous Assessed | \$2,334,657     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.19                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 78<br>WILDFIRE | 47<br>HEAT | 46<br>STORM | 62<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Mar 20, 2026 | Financing | Intrafamily Transfer |             |                    |        |
| Aug 4, 2021  | Resale    | Grant Deed           | \$2,200,000 | \$568              | \$1.7M |
| Jan 18, 1991 | Resale    | Grant Deed           | \$550,000   | \$142              | \$412K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Coyote Creek Elementary School | Elementary | KG–5   | 0.5 mi   |
| Gale Ranch Middle School       | Middle     | 6–8    | 1.1 mi   |
| Dougherty Valley High School   | High       | 9–12   | 1.5 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 94582

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>27</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>46,717</div> <div>POPULATION</div> | <div>\$181K</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 |
|-----------|----------------|