

Single Family Residence **RESIDENTIAL**

1381 ROSAL LN

CONCORD, CA 94521

\$1,094,909 TopHap Estimate · \$655 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,671 ft²

LIVING AREA

0.24 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.1M

\$919K low

\$1.3M high

Last Sale

\$1,095,000 · Dec 29, 2025

Est. Owner Equity

\$519,909

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$9,721 (2025)
Assessed Value	\$1,095,000
Previous Assessed	\$789,251

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CONTRA COSTA
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Wall Unit
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

66
WILDFIRE

42
HEAT

35
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2025	Resale	Grant Deed	\$1,095,000	\$655	\$575K
Jan 20, 2020	Quitclaim	Quit Claim Transfer			\$508K
Apr 28, 2016	Resale	Grant Deed	\$595,000	\$356	\$532K
Jul 25, 1977	Non-arms-length	Grant Deed	\$58,000	\$35	
Apr 16, 1976	Recorded document	Grant Deed			
Apr 1, 1976	Non-arms-length	Grant Deed	\$46,900	\$28	
Oct 1, 1974	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
El Monte Elementary School	Elementary	KG–5	0.8 mi
El Dorado Middle School	Middle	6–8	1.1 mi
Concord High School	High	9–12	1.2 mi

District: Mount Diablo 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 94521

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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