

Single Family Residence **RESIDENTIAL**

# 1360 ROSAL LN

CONCORD, CA 94521

**\$579,384** TopHap Estimate · \$426 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,359 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**1967**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$579K**

\$547K low

\$611K high

Est. Owner Equity

**\$490,334**

Loan-to-Value

**14%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,725 (2025) |
| Assessed Value    | \$356,522      |
| Previous Assessed | \$349,533      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CONTRA COSTA                     |
| Lot (acres)   | 0.18                             |
| Roof          | Wood Shingle                     |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Wall Unit                        |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 43<br>FLOOD | 67<br>WILDFIRE | 42<br>HEAT | 35<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-----------|--------------------|-------|
| Sep 1, 2016  | Quitclaim | Quit Claim Transfer |           |                    |       |
| Feb 22, 2001 | Quitclaim | Quit Claim Transfer |           |                    |       |
| Sep 8, 1989  | Resale    | Grant Deed          | \$190,000 | \$140              | \$95K |

## 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   | 1.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>43,000</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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