

Single Family Residence **RESIDENTIAL**

765 9TH ST

RICHMOND, CA 94801

\$478,506 TopHap Estimate · \$380 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,260 ft²

LIVING AREA

0.17 ac

LOT SIZE

1916

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$479K

\$460K low

\$497K high

Last Sale

\$88,000 · Jun 25, 2010

Est. Owner Equity

\$478,506

TAX & ASSESSMENT

Property Tax	\$2,885 (2025)
Assessed Value	\$98,731
Previous Assessed	\$96,796

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.17
Pool	No

CLIMATE RISK

1
 FLOOD

1
 WILDFIRE

19
 HEAT

44
 STORM

36
 DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 15, 2010	Resale	Grant Deed	\$88,000	\$70	
Dec 31, 2008	Non-arms-length	Trustees Deed	\$389,903	\$309	
Dec 31, 2008	Non-arms-length	Trustees Deed	\$389,903	\$309	
Oct 23, 2006	Quitclaim	Quit Claim Transfer			\$368K
Mar 15, 2000	Resale	Grant Deed	\$125,000	\$99	\$106K
May 31, 1996	Quitclaim	Quit Claim Transfer			
May 31, 1996	Resale	Trustees Deed	\$84,000	\$67	\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peres Elementary School	Elementary	KG–6	0.2 mi
Richmond High School	High	9–12	1.0 mi
Helms Middle School	Middle	7–8	1.8 mi

District: West Contra Costa 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 94801

135 CRIME INDEX	86 AIR POLLUTION	34,858 POPULATION	\$72K MEDIAN IN-COME	57°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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