

Single Family Residence

RESIDENTIAL

696 PECOS RIVER CT

SAN JOSE, CA 95111

\$1,215,082 TopHap Estimate · \$903 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,346 ft²

LIVING AREA

0.18 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,175,000 · Jan 22, 2025

Est. Owner Equity

\$360,082

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$10,321 (2025)
Assessed Value	\$1,198,500
Previous Assessed	\$612,921

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SANTA CLARA
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

57
WILDFIRE

34
HEAT

31
STORM

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2025	Resale	Grant Deed	\$1,175,000	\$873	\$855K
Sep 22, 2020	Quitclaim	Quit Claim Transfer			
Sep 22, 2020	Financing	Intrafamily Transfer			\$510K
Jul 19, 2019	Quitclaim	Quit Claim Transfer			
Mar 21, 2014	Resale	Grant Deed	\$380,000	\$282	\$304K
Jan 25, 2011	Resale	Grant Deed	\$360,000	\$267	\$270K
Jul 14, 2008	Non-arms-length	Grant Deed	\$153,000	\$114	
Jul 7, 2004	Quitclaim	Quit Claim Transfer			\$383K
Dec 12, 2003	Quitclaim	Quit Claim Transfer			\$317K
Sep 25, 2003	Resale	Grant Deed	\$435,000	\$323	\$348K
May 19, 2003	Resale	Grant Deed	\$315,000	\$234	\$284K
Oct 31, 2002	Non-arms-length	Trustees Deed	\$420,898	\$313	

Aug 23, 2000	Quitclaim	Quit Claim Transfer			\$373K
Oct 9, 1992	Resale	Grant Deed	\$182,500	\$136	\$173K
Jul 10, 1992	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew P. Hill High School	High	9–12	0.5 mi
Captain Jason M. Dahl Elementary School	Elementary	KG–6	0.7 mi
Sylvandale Middle School	Middle	7–8	0.9 mi

District: Franklin-Mckinley Elementary 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 95111

75 CRIME INDEX	90 AIR POLLUTION	59,239 POPULATION	\$94K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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