

Single Family Residence **RESIDENTIAL**

## 2866 RHEEM AVE

RICHMOND, CA 94804

**\$649,510** TopHap Estimate · \$520 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1941**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

### VALUATION

**\$650K**

\$603K low

\$696K high

Last Sale

**\$254,000 · Dec 28, 2001**

Est. Owner Equity

**\$178,510**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,750 (2025) |
| Assessed Value    | \$382,712      |
| Previous Assessed | \$375,209      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.10                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 19<br>HEAT | 44<br>STORM | 36<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 18, 2010 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 13, 2006 | Financing | Intrafamily Transfer |           |                    | \$364K |
| Dec 28, 2001 | Resale    | Grant Deed           | \$254,000 | \$204              | \$216K |
| Dec 28, 2001 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Dec 28, 2001 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Ford Elementary School | Elementary | KG–6   | 0.2 mi   |
| Richmond High School   | High       | 9–12   | 0.4 mi   |
| Helms Middle School    | Middle     | 7–8    | 0.9 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 94804

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>44,926</b><br>POPULATION | <b>\$81K</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> |
|-----------|-----------------------|