

Single Family Residence **RESIDENTIAL**

2501 ANDRADE AVE

RICHMOND, CA 94804

\$473,329 TopHap Estimate · \$670 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

706 ft²
LIVING AREA

2,500 ft²
LOT SIZE

1951
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$473K

\$446K low

\$501K high

Last Sale

\$485,000 · Sep 12, 2024

Est. Owner Equity

\$85,329

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$8,374 (2025)
Assessed Value	\$494,700
Previous Assessed	\$485,000

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.06
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	19 HEAT	44 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2024	Resale	Grant Deed	\$485,000	\$687	\$388K
Sep 10, 2024	Financing	Intrafamily Transfer			
Dec 15, 2021	Financing	Intrafamily Transfer			
Dec 14, 2021	Financing	Grant Deed			
Jun 24, 2019	Financing	Grant Deed			\$17M
Feb 23, 2009	Resale	Grant Deed	\$116,000	\$164	
Nov 6, 2008	Non-arms-length	Trustees Deed	\$127,500	\$181	
Dec 30, 2005	Resale	Grant Deed	\$380,000	\$538	\$364K
Apr 27, 2004	Resale	Grant Deed	\$250,000	\$354	\$220K
Oct 28, 1994	Quitclaim	Quit Claim Transfer			
Aug 7, 1956	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
DeJean Middle School	Middle	7–8	1.1 mi
Kennedy High School	High	9–12	1.8 mi

Wilson Elementary School	Elementary	KG–6	3.2 mi
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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

133 CRIME INDEX	84 AIR POLLUTION	44,926 POPULATION	\$81K 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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