

Single Family Residence **RESIDENTIAL**

# 1104 RIVER ROCK LN

DANVILLE, CA 94526

**\$1,102,636** TopHap Estimate · \$802 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,375 ft<sup>2</sup>**

LIVING AREA

**1,870 ft<sup>2</sup>**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$1.1M**

\$1.1M low

\$1.1M high

Last Sale

**\$595,000 · Sep 19, 2012**

Est. Owner Equity

**\$553,636**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,134 (2025) |
| Assessed Value    | \$747,341      |
| Previous Assessed | \$732,689      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.04                    |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 62<br>WILDFIRE | 46<br>HEAT | 47<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 19, 2014 | Financing | Intrafamily Transfer |           |        | \$561K |
| Sep 11, 2012 | Resale    | Grant Deed           | \$595,000 | \$433  | \$584K |
| Apr 26, 2010 | Quitclaim | Quit Claim Transfer  |           |        | \$255K |
| Nov 28, 2001 | Resale    | Grant Deed           | \$430,000 | \$313  | \$330K |
| Jun 10, 1998 | Quitclaim | Quit Claim Transfer  |           |        | \$40K  |
| Oct 17, 1996 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Sep 24, 1996 | Resale    | Grant Deed           | \$268,000 | \$195  | \$169K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Montair Elementary School  | Elementary | KG–5   | 0.6 mi   |
| San Ramon High School      | High       | 9–12   | 0.7 mi   |
| Stone Valley Middle School | Middle     | 6–8    | 2.9 mi   |

District: San Ramon Valley 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 94526

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>31,253</b><br>POPULATION | <b>\$182K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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