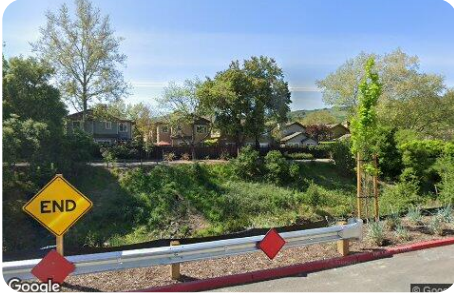


Single Family Residence **RESIDENTIAL**

1095 RIVER ROCK LN

DANVILLE, CA 94526

\$1,233,587 TopHap Estimate · \$827 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,492 ft²

LIVING AREA

1,910 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$585,000 · Sep 29, 2008

Est. Owner Equity

\$943,587

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$9,357 (2025)
Assessed Value	\$768,390
Previous Assessed	\$753,324

PROPERTY FACTS

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

CLIMATE RISK

57
FLOOD

62
WILDFIRE

46
HEAT

47
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2025	Financing	Intrafamily Transfer			
Sep 19, 2008	Resale	Grant Deed	\$585,000	\$392	\$335K
Jul 24, 2006	Resale	Grant Deed	\$779,000	\$522	\$623K
Jul 20, 2006	Non-arms-length	Grant Deed	\$26,000	\$17	
Jul 12, 2005	Quitclaim	Quit Claim Transfer			
Jul 11, 2005	Financing	Intrafamily Transfer			\$441K
May 14, 2001	Resale	Grant Deed	\$490,000	\$328	\$392K
Aug 2, 1996	Resale	Grant Deed	\$277,500	\$186	\$232K

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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------