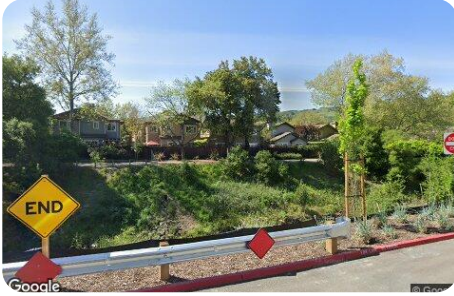


Single Family Residence **RESIDENTIAL**

1091 RIVER ROCK LN

DANVILLE, CA 94526

\$1,108,583 TopHap Estimate · \$806 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,375 ft²

LIVING AREA

2,000 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$830,000 · Jul 28, 2016

Est. Owner Equity

\$486,083

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$11,630 (2025)
Assessed Value	\$982,542
Previous Assessed	\$963,278

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.05
Garage	Garage, Attached
Pool	No

CLIMATE RISK

57
FLOOD

63
WILDFIRE

46
HEAT

47
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2024	Financing	Intrafamily Transfer			
Sep 22, 2023	Financing	Intrafamily Transfer			
Jun 21, 2019	Quitclaim	Quit Claim Transfer			
Jun 21, 2019	Quitclaim	Quit Claim Transfer			
Jul 25, 2016	Resale	Grant Deed	\$830,000	\$604	\$623K
Nov 15, 1996	Resale	Grant Deed	\$266,000	\$193	\$181K

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

OWNERSHIP

Occupancy	Absentee owner
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