

Single Family Residence **RESIDENTIAL**

928 S 45TH ST

RICHMOND, CA 94804

\$412,049 TopHap Estimate · \$391 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,055 ft²

LIVING AREA

0.1 ac

LOT SIZE

1943

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$412K

\$396K low

\$428K high

Last Sale

\$80,000 · Nov 7, 2014

Est. Owner Equity

\$67,049

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,861 (2025)
Assessed Value	\$281,937
Previous Assessed	\$276,410

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	1 WILDFIRE	16 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
Mar 27, 2023	Financing	Intrafamily Transfer			\$215K
Nov 17, 2018	Quitclaim	Quit Claim Transfer			
Oct 29, 2014	Resale	Grant Deed	\$80,000	\$76	\$140K
Jul 20, 2014	Quitclaim	Quit Claim Transfer			
Jun 23, 2003	Quitclaim	Quit Claim Transfer			
Dec 11, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stege Elementary School	Elementary	KG–6	0.3 mi
Fred T. Korematsu Middle School	Middle	7–8	1.2 mi
El Cerrito High School	High	9–12	2.0 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

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	Absentee owner
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