

Single Family Residence **RESIDENTIAL**

278 S ROCK RIVER RD

DIAMOND BAR, CA 91765

\$831,500 TopHap Estimate · \$568 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,465 ft²

LIVING AREA

0.15 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$832K

\$773K low

\$890K high

Last Sale

\$860,000 · May 14, 2024

Est. Owner Equity

\$192,500

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$11,757 (2025)
Assessed Value	\$877,200
Previous Assessed	\$568,691

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2024	Resale	Grant Deed	\$860,000	\$587	\$645K
Jun 8, 2018	Quitclaim	Quit Claim Transfer			
Jul 31, 2018	Resale	Grant Deed	\$520,000	\$355	\$364K
Aug 23, 2018	Quitclaim	Quit Claim Transfer			
Oct 23, 2014	Quitclaim	Quit Claim Transfer			\$300K
Oct 9, 2009	Resale	Grant Deed	\$370,000	\$253	\$296K
Aug 26, 2009	Quitclaim	Quit Claim Transfer			
Jun 24, 2009	Foreclosure sale	Trustees Deed	\$238,000	\$162	
Mar 28, 2007	Quitclaim	Quit Claim Transfer			
Mar 27, 2007	Resale	Grant Deed	\$565,000	\$386	\$424K
Dec 31, 2003	Quitclaim	Quit Claim Transfer			\$231K
Jun 14, 1996	Quitclaim	Quit Claim Transfer			
Jun 14, 1996	Recorded document	Trustees Deed			
Jun 14, 1996	Resale	Trustees Deed	\$150,500	\$103	\$149K
Dec 16, 1991	Quitclaim	Quit Claim Transfer			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Armstrong Elementary School	Elementary	KG–6	0.1 mi
Lorbeer Middle School	Middle	7–8	0.5 mi
Diamond Ranch High School	High	9–12	2.1 mi

District: Pomona 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 91765

46 CRIME INDEX	101 AIR POLLUTION	41,302 POPULATION	\$99K MEDIAN IN-COME	63°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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