

Single Family Residence

**RESIDENTIAL**

# 745 ROCK ROSE WAY

SAN PABLO, CA 94806

**\$721,304** TopHap Estimate · \$399 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,810 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$721K**

\$676K low

\$767K high

Last Sale

**\$423,000 · Dec 24, 2001**

Est. Owner Equity

**\$181,304**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$13,041 (2025) |
| Assessed Value    | \$663,742       |
| Previous Assessed | \$650,729       |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 21<br>HEAT | 43<br>STORM | 36<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Feb 28, 2006 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Nov 17, 2005 | Financing | Intrafamily Transfer |           |                    | \$540K |
| Dec 30, 2003 | Financing | Grant Deed           |           |                    | \$434K |
| Dec 24, 2001 | Resale    | Grant Deed           | \$423,000 | \$234              | \$33K  |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Montalvin Manor Elementary School | Elementary | KG–6   | 0.2 mi   |
| Pinole Middle School              | Middle     | 7–8    | 1.9 mi   |
| Pinole Valley High School         | High       | 9–12   | 2.9 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 94806

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>62,402</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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