

Single Family Residence **RESIDENTIAL**

1003 RIVER ROCK LN

DANVILLE, CA 94526

\$1,684,300 TopHap Estimate · \$821 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,052 ft²

LIVING AREA

2,930 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,725,000 · Oct 6, 2025

Est. Owner Equity

\$476,800

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$10,237 (2025)
Assessed Value	\$1,725,000
Previous Assessed	\$841,603

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.07
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	64 WILDFIRE	46 HEAT	47 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2025	Financing	Intrafamily Transfer			
Sep 29, 2025	Resale	Grant Deed	\$1,725,000	\$841	\$1.2M
Oct 1, 2025	Financing	Intrafamily Transfer			
May 10, 2021	Resale	Grant Deed	\$1,401,000	\$683	\$888K
Nov 23, 2015	Resale	Grant Deed	\$991,000	\$483	\$400K
Oct 27, 2004	Resale	Grant Deed	\$750,000	\$365	\$550K
Jun 10, 2002	Resale	Grant Deed	\$685,455	\$334	\$650K
Apr 30, 1997	Resale	Grant Deed	\$398,000	\$194	\$318K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montair Elementary School	Elementary	KG–5	0.5 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	Owner occupied
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