

Single Family Residence **RESIDENTIAL**

## 2846 ANDRADE AVE

RICHMOND, CA 94804

**\$669,165** TopHap Estimate · \$579 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,156 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1942**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

### VALUATION

**\$669K**

\$642K low

\$697K high

Last Sale

**\$475,000 · Aug 2, 2005**

Est. Owner Equity

**\$198,415**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$12,259 (2025) |
| Assessed Value    | \$662,091       |
| Previous Assessed | \$649,110       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.12                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 19<br>HEAT | 44<br>STORM | 36<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------------|-----------|--------------------|--------|
| Aug 2, 2005  | Resale           | Grant Deed          | \$475,000 | \$411              | \$461K |
| Nov 6, 2003  | Quitclaim        | Quit Claim Transfer |           |                    | \$252K |
| Mar 25, 1999 | Resale           | Grant Deed          | \$150,000 | \$130              | \$142K |
| Mar 24, 1999 | Foreclosure sale | Trustees Deed       | \$55,200  | \$48               |        |
| Jul 24, 1975 | Non-arms-length  | Grant Deed          | \$27,000  | \$23               |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| DeJean Middle School     | Middle     | 7–8    | 1.0 mi   |
| Kennedy High School      | High       | 9–12   | 1.7 mi   |
| Wilson Elementary School | Elementary | KG–6   | 3.0 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>44,926</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|