

Single Family Residence **RESIDENTIAL**

312 N ROCK RIVER DR

DIAMOND BAR, CA 91765

\$768,108 TopHap Estimate · \$467 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,645 ft²

LIVING AREA

0.52 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$768K

\$749K low

\$787K high

Last Sale

\$350,000 · Jan 27, 2004

Est. Owner Equity

\$513,108

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,235 (2025)
Assessed Value	\$418,676
Previous Assessed	\$410,467

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.52
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2020	Quitclaim	Quit Claim Transfer			
Dec 9, 2019	Quitclaim	Quit Claim Transfer			
Sep 10, 2020	Quitclaim	Quit Claim Transfer			
May 19, 2012	Recorded document	Grant Deed			
Mar 27, 2012	Recorded document	Grant Deed			
Dec 8, 2010	Recorded document	Grant Deed			
Sep 8, 2009	Quitclaim	Quit Claim Transfer			
Oct 4, 2006	Quitclaim	Quit Claim Transfer			
Oct 4, 2006	Financing	Intrafamily Transfer			\$349K
Feb 9, 2006	Quitclaim	Quit Claim Transfer			
Jan 27, 2004	Quitclaim	Quit Claim Transfer			
Jan 27, 2004	Resale	Grant Deed	\$350,000	\$213	\$280K
Jul 9, 2003	Recorded document	Grant Deed			
Jun 4, 2003	Recorded document	Grant Deed			
Oct 15, 1998	Recorded document	Trustees Deed			

Nov 14, 1996	Resale	Grant Deed	\$180,000	\$109	\$171K
Aug 9, 1993	Resale	Trustees Deed	\$185,000	\$112	\$148K
Aug 9, 1993	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Armstrong Elementary School	Elementary	KG–6	0.5 mi
Lorbeer Middle School	Middle	7–8	0.8 mi
Diamond Ranch High School	High	9–12	1.9 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	Absentee owner
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