

Single Family Residence **RESIDENTIAL**

312 S ROCK RIVER RD

DIAMOND BAR, CA 91765

\$740,168 TopHap Estimate · \$541 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,369 ft²

LIVING AREA

0.17 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$740K

\$711K low

\$769K high

Last Sale

\$425,000 · Jul 26, 2004

Est. Owner Equity

\$349,068

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$9,699 (2025)
Assessed Value	\$702,954
Previous Assessed	\$689,172

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	LOS ANGELES
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2005	Financing	Grant Deed			\$466K
Jul 26, 2004	Resale	Grant Deed	\$425,000	\$310	\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Armstrong Elementary School	Elementary	KG–6	0.2 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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