

Single Family Residence **RESIDENTIAL**

8 RACHEL RANCH CT

CLAYTON, CA 94517

\$1,538,971 TopHap Estimate · \$461 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,341 ft²

LIVING AREA

0.39 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.5M low

\$1.6M high

Last Sale

\$917,500 · Jan 18, 2013

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax	\$13,816 (2025)
Assessed Value	\$1,152,417
Previous Assessed	\$1,129,822

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.39
Cooling	Central
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

35
FLOOD

73
WILDFIRE

44
HEAT

36
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2016	Quitclaim	Quit Claim Transfer			
Dec 17, 2012	Resale	Grant Deed	\$917,500	\$275	\$626K
Jul 7, 2011	Quitclaim	Quit Claim Transfer			
Oct 20, 2003	Resale	Grant Deed	\$971,500	\$291	\$650K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mt. Diablo Elementary School	Elementary	KG–5	0.6 mi
Diablo View Middle School	Middle	6–8	1.8 mi
Concord High School	High	9–12	3.1 mi

District: Mount Diablo 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 94517

38 CRIME INDEX	86 AIR POLLUTION	12,675 POPULATION	\$151K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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