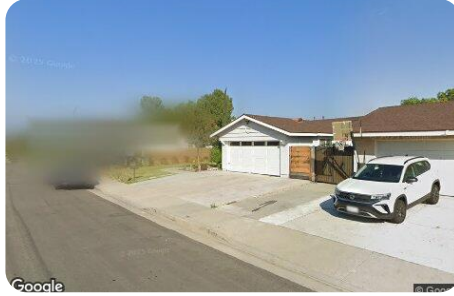


Single Family Residence **RESIDENTIAL**

# 172 N ROCK RIVER DR

DIAMOND BAR, CA 91765

**\$778,002** TopHap Estimate · \$506 / ft² · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**1,538 ft²**  
LIVING AREA

**0.35 ac**  
LOT SIZE

**1973**  
YEAR BUILT

**1**  
STORIES

**10**  
ROOMS

## VALUATION

**\$778K**

\$727K low

\$829K high

Last Sale

**\$363,000 · Jun 2, 2011**

Est. Owner Equity

**\$0**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,750 (2025) |
| Assessed Value    | \$464,798      |
| Previous Assessed | \$455,685      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | LOS ANGELES             |
| Lot (acres)   | 0.35                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 14, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 24, 2015 | Financing | Intrafamily Transfer |           |                    | \$269K |
| Mar 18, 2011 | Resale    | Grant Deed           | \$363,000 | \$236              | \$280K |
| Jul 5, 2005  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| May 2, 2002  | Resale    | Grant Deed           | \$225,000 | \$146              | \$203K |
| May 2, 2002  | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Armstrong Elementary School | Elementary | KG–6   | 0.3 mi   |
| Lorbeer Middle School       | Middle     | 7–8    | 0.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>41,302</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|