

Single Family Residence

RESIDENTIAL

1195 RIVER ROCK LN

DANVILLE, CA 94526

\$1,209,391 TopHap Estimate · \$811 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,492 ft²

LIVING AREA

2,160 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$500,000 · Jun 14, 2002

Est. Owner Equity

\$876,391

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$9,122 (2025)
Assessed Value	\$753,398
Previous Assessed	\$738,626

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	CONTRA COSTA
Lot (acres)	0.05
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	63 WILDFIRE	46 HEAT	47 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2016	Quitclaim	Quit Claim Transfer			
Apr 5, 2016	Financing	Intrafamily Transfer			\$364K
Sep 23, 2011	Quitclaim	Quit Claim Transfer			
Sep 23, 2011	Financing	Intrafamily Transfer			\$351K
Jan 17, 2007	Quitclaim	Quit Claim Transfer			
Jun 14, 2002	Resale	Grant Deed	\$500,000	\$335	\$392K
Dec 29, 1995	Resale	Grant Deed	\$260,000	\$174	\$247K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montair Elementary School	Elementary	KG–5	0.6 mi
San Ramon High School	High	9–12	0.8 mi
Stone Valley Middle School	Middle	6–8	3.0 mi

District: San Ramon Valley 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 94526

47 CRIME INDEX	85 AIR POLLUTION	31,253 POPULATION	\$182K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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