

Quadplex (4 Units, Any Combination)

**RESIDENTIAL**

# 118 15TH ST

RICHMOND, CA 94801



**3,222 ft²**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**1956**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

**4**  
PARKING

## VALUATION

Last Sale

**\$238,000 · Sep 3, 2008**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$9,170 (2025)</b> |
| Assessed Value    | <b>\$536,300</b>      |
| Previous Assessed | <b>\$306,471</b>      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Quadplex (4 Units, Any Combination) |
| Style         | Quadraplex                          |
| County        | CONTRA COSTA                        |
| Lot (acres)   | 0.13                                |
| Construction  | Frame (Unspecified)                 |
| Roof          | Roll Tar & Gravel                   |
| Heating       | Floor/Wall Furnace                  |
| Garage        | Garage, Detached                    |
| Pool          | No                                  |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>17</b><br>HEAT | <b>44</b><br>STORM | <b>36</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------------|-----------|--------------------|--------|
| Apr 22, 2026 | Financing        | Grant Deed          |           |                    | \$569K |
| Jul 16, 2025 | Quitclaim        | Quit Claim Transfer |           |                    |        |
| Sep 18, 2018 | Quitclaim        | Quit Claim Transfer |           |                    |        |
| Jul 15, 2008 | Resale           | Grant Deed          | \$238,000 | \$74               |        |
| Jan 25, 2007 | Foreclosure sale | Trustees Deed       | \$445,000 | \$138              |        |
| Feb 21, 2006 | Resale           | Grant Deed          | \$599,000 | \$186              | \$552K |
| May 31, 2005 | Resale           | Grant Deed          | \$600,000 | \$186              | \$480K |
| Jul 7, 2003  | Resale           | Grant Deed          | \$550,000 | \$171              | \$468K |
| Jan 16, 2001 | Resale           | Grant Deed          | \$365,000 | \$113              | \$360K |
| Jun 30, 2000 | Resale           | Grant Deed          | \$232,000 | \$72               | \$186K |
| May 28, 1993 | Resale           | Grant Deed          | \$182,000 | \$56               | \$146K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Nystrom Elementary School | Elementary | KG–6   | 0.4 mi   |
| DeJean Middle School      | Middle     | 7–8    | 0.9 mi   |
| Kennedy High School       | High       | 9–12   | 1.5 mi   |

District: West Contra Costa 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 94801

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>135</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>34,858</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-<br>COME | <b>57°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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