

Single Family Residence **RESIDENTIAL**

26 RACCOLIO WAY

LIVERMORE, CA 94550

\$2,336,765 TopHap Estimate · \$773 / ft² · confidence 93 · as of Jul 14, 2026



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4

BEDS

3

BATHS

3,023 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$2.3M

\$2.2M low

\$2.5M high

Last Sale

\$2,250,000 · Feb 14, 2025

Est. Owner Equity

\$586,765

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$24,591 (2025)
Assessed Value	\$2,288,000
Previous Assessed	\$2,036,940
Assessor Market Value	\$1,753,830

PROPERTY FACTS

Property Type	Single Family Residence
County	ALAMEDA
Lot (acres)	0.22
Construction	Wood (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 10, 2025	Resale	Grant Deed	\$2,250,000	\$744	\$1.8M
Aug 14, 2023	Resale	Grant Deed	\$1,997,000	\$661	\$1.4M
Apr 6, 2021	Financing	Intrafamily Transfer			\$1.1M
Aug 21, 2018	Resale	Grant Deed	\$1,398,000	\$462	\$1.1M
Apr 8, 2015	Resale	Grant Deed	\$1,190,000	\$394	\$1M
Jun 27, 2011	Quitclaim	Quit Claim Transfer			
Aug 29, 2003	Quitclaim	Quit Claim Transfer			\$578K
Oct 2, 2002	Quitclaim	Quit Claim Transfer			
Oct 2, 2002	Quitclaim	Quit Claim Transfer			
Sep 10, 2001	Resale	Grant Deed	\$790,000	\$261	\$575K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Mendenhall Middle School	Middle	6–8	0.7 mi
Emma C. Smith Elementary School	Elementary	KG–5	0.7 mi
Granada High School	High	9–12	1.5 mi

District: Livermore Valley Joint Unified School District



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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 94550

61 CRIME INDEX	87 AIR POLLUTION	50,851 POPULATION	\$164K MEDIAN IN-COME	59°F AVG TEMP	77% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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