

Single Family Residence **RESIDENTIAL**

449 RIVER ROCK CT

SAN JOSE, CA 95136

\$1,347,181 TopHap Estimate · \$727 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,853 ft²

LIVING AREA

4,297 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$507,500 · Oct 17, 2001

Est. Owner Equity

\$930,181

Loan-to-Value

30%

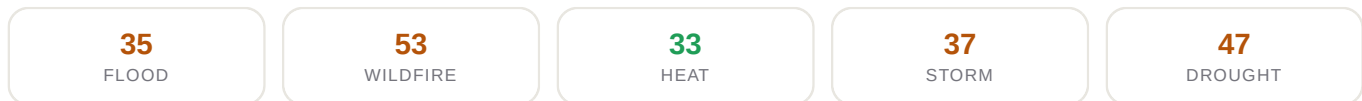
TAX & ASSESSMENT

Property Tax	\$11,384 (2025)
Assessed Value	\$764,700
Previous Assessed	\$749,707

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SANTA CLARA
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2017	Quitclaim	Quit Claim Transfer			
Oct 17, 2001	Resale	Grant Deed	\$507,500	\$274	\$405K
May 5, 1998	Quitclaim	Quit Claim Transfer			\$279K
Mar 15, 1996	Resale	Grant Deed	\$292,500	\$158	\$263K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Andrew P. Hill High School	High	9–12	1.6 mi
George Shirakawa Sr. Elementary School	Elementary	KG–8	2.6 mi

District: Franklin-Mckinley Elementary 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 95136

83 CRIME INDEX	87 AIR POLLUTION	45,983 POPULATION	\$129K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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