

Single Family Residence

RESIDENTIAL

4495 RIVER ASH CT

CONCORD, CA 94521

\$900,463 TopHap Estimate · \$505 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,784 ft²

LIVING AREA

0.13 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$900K

\$871K low

\$930K high

Last Sale

\$255,000 · Jun 10, 1999

Est. Owner Equity

\$613,463

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,345 (2025)
Assessed Value	\$407,577
Previous Assessed	\$399,586

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CONTRA COSTA
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

79
WILDFIRE

43
HEAT

36
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2020	Quitclaim	Quit Claim Transfer			
Jun 10, 1999	Resale	Grant Deed	\$255,000	\$143	\$191K
Mar 12, 1998	Resale	Grant Deed	\$197,000	\$110	\$197K
Sep 29, 1988	Resale	Grant Deed	\$200,000	\$112	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	1.6 mi
Foothill Middle School	Middle	6–8	2.6 mi
Northgate High School	High	9–12	3.1 mi

District: Mount Diablo 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 94521

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°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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