

Single Family Residence **RESIDENTIAL**

# 1191 RIVER ROCK LN

DANVILLE, CA 94526

**\$1,239,402** TopHap Estimate · \$803 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,544 ft<sup>2</sup>**

LIVING AREA

**1,960 ft<sup>2</sup>**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$1.2M**

\$1.2M low

\$1.3M high

Last Sale

**\$750,000 · Oct 9, 2013**

Est. Owner Equity

**\$806,902**

Loan-to-Value

**35%**

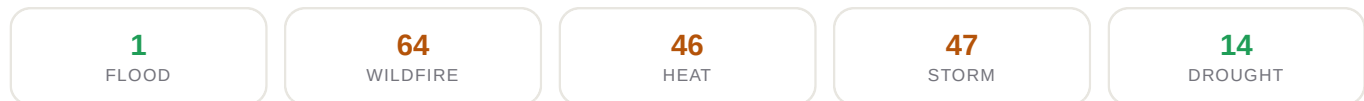
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,155 (2025) |
| Assessed Value    | \$937,771       |
| Previous Assessed | \$919,384       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.04                    |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Jul 27, 2020 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Oct 3, 2013  | Resale          | Grant Deed          | \$750,000 | \$486  | \$548K |
| Dec 15, 1999 | Resale          | Grant Deed          | \$410,000 | \$266  | \$308K |
| Jan 3, 1996  | Non-arms-length | Grant Deed          | \$262,000 | \$170  | \$209K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>31,253</b><br>POPULATION | <b>\$182K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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