

Single Family Residence **RESIDENTIAL**

# 4494 RIVER ASH CT

CONCORD, CA 94521

**\$955,499** TopHap Estimate · \$536 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,784 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1976**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$955K**

**\$918K low**

**\$993K high**

Last Sale

**\$759,000 · Nov 9, 2018**

Est. Owner Equity

**\$441,299**

Loan-to-Value

**54%**

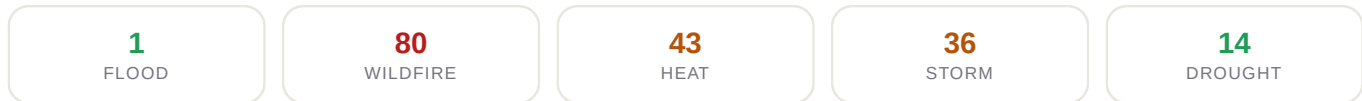
## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,357 (2025) |
| Assessed Value    | \$863,606       |
| Previous Assessed | \$846,674       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CONTRA COSTA            |
| Lot (acres)   | 0.13                    |
| Heating       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Dec 18, 2019 | Financing         | Intrafamily Transfer |           |        | \$515K |
| Oct 17, 2018 | Resale            | Grant Deed           | \$759,000 | \$425  | \$521K |
| Nov 7, 2018  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Sep 21, 1993 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Mar 2, 1982  | Recorded document | Grant Deed           |           |        |        |
| Mar 16, 1977 | Recorded document | Grant Deed           |           |        |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>43,000</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|