

Single Family Residence **RESIDENTIAL**

628 9TH ST

RICHMOND, CA 94801

\$439,194 TopHap Estimate · \$407 / ft² · confidence 95 · as of Jul 14, 2026



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2

BEDS

2

BATHS

1,078 ft²

LIVING AREA

3,800 ft²

LOT SIZE

1926

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$439K

\$416K low

\$462K high

Last Sale

\$198,000 · Jun 17, 2025

Est. Owner Equity

\$43,194

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,883 (2025)
Assessed Value	\$171,148
Previous Assessed	\$167,793

PROPERTY FACTS

Property Type	Single Family Residence
County	CONTRA COSTA
Lot (acres)	0.09
Pool	No

CLIMATE RISK

1
FLOOD

1
WILDFIRE

19
HEAT

44
STORM

36
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2025	Non-arms-length	Grant Deed	\$198,000	\$184	\$396K
May 20, 2022	Financing	Intrafamily Transfer			\$301K
Mar 31, 2016	Quitclaim	Quit Claim Transfer			\$196K
Feb 8, 2010	Quitclaim	Quit Claim Transfer			
Aug 7, 2009	Resale	Grant Deed	\$130,000	\$121	\$128K
Nov 25, 2008	Resale	Grant Deed	\$60,000	\$56	\$39K
Dec 17, 2008	Quitclaim	Quit Claim Transfer			
Aug 5, 2008	Non-arms-length	Trustees Deed	\$162,000	\$150	
Sep 4, 2007	Recorded document	Grant Deed			
Jan 13, 2006	Resale	Grant Deed	\$375,000	\$348	\$300K
May 26, 1998	Resale	Grant Deed	\$59,500	\$55	\$60K
May 30, 1973	Non-arms-length	Grant Deed	\$13,000	\$12	
Sep 13, 1956	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peres Elementary School	Elementary	KG–6	0.3 mi
Richmond High School	High	9–12	1.1 mi
Helms Middle School	Middle	7–8	1.9 mi

District: West Contra Costa 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 94801

135 CRIME INDEX	86 AIR POLLUTION	34,858 POPULATION	\$72K MEDIAN IN-COME	57°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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