

Single Family Residence **RESIDENTIAL**

# 4477 RIVER ASH CT

CONCORD, CA 94521

**\$796,672** TopHap Estimate · \$583 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,366 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$797K**

\$771K low

\$822K high

Last Sale

**\$605,000 · Mar 24, 2015**

Est. Owner Equity

**\$95,872**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,038 (2025) |
| Assessed Value    | \$741,652      |
| Previous Assessed | \$727,111      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CONTRA COSTA                     |
| Lot (acres)   | 0.12                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Wood Shingle                     |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck

## CLIMATE RISK

**1**  
FLOOD

**78**  
WILDFIRE

**43**  
HEAT

**36**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Feb 21, 2025 | Financing       | Intrafamily Transfer |           |        |        |
| Mar 13, 2015 | Resale          | Grant Deed           | \$605,000 | \$443  | \$478K |
| Aug 6, 2010  | Resale          | Grant Deed           | \$392,000 | \$287  | \$314K |
| May 20, 2010 | Non-arms-length | Trustees Deed        | \$338,000 | \$247  |        |
| Feb 1, 2006  | Resale          | Grant Deed           | \$625,000 | \$458  | \$500K |
| Sep 21, 2005 | Financing       | Intrafamily Transfer |           |        | \$412K |
| Oct 24, 2003 | Resale          | Grant Deed           | \$424,500 | \$311  | \$323K |
| Feb 10, 1997 | Quitclaim       | Quit Claim Transfer  |           |        |        |

|              |           |                     |           |       |        |
|--------------|-----------|---------------------|-----------|-------|--------|
| Nov 2, 1993  | Quitclaim | Quit Claim Transfer |           |       |        |
| Sep 16, 1993 | Resale    | Grant Deed          | \$215,500 | \$158 | \$203K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Highlands Elementary School | Elementary | KG–5   | 1.6 mi   |
| Foothill Middle School      | Middle     | 6–8    | 2.7 mi   |
| Northgate High School       | High       | 9–12   | 3.2 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<br>CRIME INDEX | 84<br>AIR POLLUTION | 43,000<br>POPULATION | \$122K<br>MEDIAN IN-COME | 58°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|