

Single Family Residence **RESIDENTIAL**

4474 RIVER ASH CT

CONCORD, CA 94521

\$1,019,493 TopHap Estimate · \$556 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,832 ft²

LIVING AREA

0.13 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1M

\$931K low

\$1.1M high

Last Sale

\$1,040,000 · Oct 29, 2025

Est. Owner Equity

\$199,493

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$11,717 (2025)
Assessed Value	\$1,040,000
Previous Assessed	\$970,121

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

CLIMATE RISK

1 FLOOD	77 WILDFIRE	43 HEAT	36 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2025	Resale	Grant Deed	\$1,040,000	\$568	\$820K
Feb 8, 2022	Financing	Intrafamily Transfer			
Apr 6, 2021	Financing	Intrafamily Transfer			\$548K
Mar 14, 2013	Quitclaim	Quit Claim Transfer			\$368K
Oct 4, 2005	Resale	Grant Deed	\$710,000	\$388	\$490K
Sep 12, 2005	Financing	Intrafamily Transfer			\$200K
Nov 24, 2004	Quitclaim	Quit Claim Transfer			
Nov 24, 2004	Quitclaim	Quit Claim Transfer			
Nov 24, 2004	Quitclaim	Quit Claim Transfer			
Nov 24, 2004	Quitclaim	Quit Claim Transfer			

Nov 24, 2004	Quitclaim	Quit Claim Transfer			
Nov 24, 2004	Quitclaim	Quit Claim Transfer			\$145K
Aug 9, 2004	Quitclaim	Quit Claim Transfer			
Oct 9, 2003	Quitclaim	Quit Claim Transfer			
Jul 28, 2003	Resale	Grant Deed	\$505,000	\$276	\$400K
May 28, 1999	Resale	Grant Deed	\$270,000	\$147	\$216K
Jul 1, 1977	Non-arms-length	Grant Deed	\$81,000	\$44	\$65K
Mar 2, 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	2.7 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 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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