

Single Family Residence **RESIDENTIAL**

2396 RIVER ROCK DR

MERCED, CA 95340

\$519,234 TopHap Estimate · \$223 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,331 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$519K

\$500K low

\$538K high

Est. Owner Equity

\$369,234

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$6,899 (2025)
Assessed Value	\$523,500
Previous Assessed	\$523,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.21
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

77
WILDFIRE

59
HEAT

12
STORM

64
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2008	Quitclaim	Quit Claim Transfer			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.6 mi
Cruickshank Middle School	Middle	7–8	1.6 mi
Golden Valley High School	High	9–12	2.6 mi

District: Merced City Elementary 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.

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 NEIGHBORHOOD · ZIP 95340

112 CRIME INDEX	80 AIR POLLUTION	38,692 POPULATION	\$65K MEDIAN IN-COME	62°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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