

Single Family Residence **RESIDENTIAL**

2390 RIVER ROCK DR

MERCED, CA 95340

\$434,179 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,855 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$434K

\$409K low

\$459K high

Last Sale

\$235,000 · Feb 8, 2008

Est. Owner Equity

\$280,679

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,520 (2025)
Assessed Value	\$308,660
Previous Assessed	\$308,660

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.15
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	76 WILDFIRE	59 HEAT	12 STORM	64 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 28, 2012	Quitclaim	Quit Claim Transfer			
Nov 28, 2012	Quitclaim	Quit Claim Transfer			\$154K
Jan 4, 2010	Quitclaim	Quit Claim Transfer			
Jan 15, 2008	Resale	Grant Deed	\$235,000	\$127	\$165K
Jun 6, 2007	Non-arms-length	Trustees Deed	\$321,000	\$173	
Aug 13, 2005	Resale	Grant Deed	\$424,500	\$229	\$339K
Oct 5, 2005	Quitclaim	Quit Claim Transfer			

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
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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.

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.

OWNERSHIP

Occupancy	Absentee owner
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