

Single Family Residence **RESIDENTIAL**

1246 RIVER ROCK CT

FRUITA, CO 81521

\$542,343 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,933 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$542K

\$522K low

\$562K high

Est. Owner Equity

\$277,343

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,336 (2024)
Assessed Value	\$28,490
Previous Assessed	\$28,490
Assessor Market Value	\$425,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 327 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2016	Quitclaim	Quit Claim Transfer			
Jan 15, 2016	Resale	Warranty Deed	\$296,000	\$153	\$279K
Feb 22, 2012	Resale	Warranty Deed	\$232,500	\$120	\$227K
Dec 29, 2009	Resale	Special Warranty Deed	\$275,000	\$142	\$265K
Nov 22, 2009	Foreclosure sale	Trustees Deed	\$318,520	\$165	
Oct 27, 2009	Non-arms-length	Certificate Of Purchase	\$318,520	\$165	\$302K
Nov 13, 2007	Quitclaim	Quit Claim Transfer			\$302K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Monument High School	High	9–12	0.3 mi
Fruita Middle School	Middle	6–8	0.4 mi
Shelley Elementary School	Elementary	PK–5	1.6 mi

District: Mesa County Valley School District 51

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 81521

70 CRIME INDEX	94 AIR POLLUTION	15,410 POPULATION	\$81K MEDIAN IN-COME	46°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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