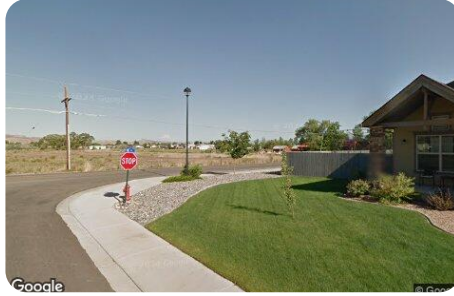


Single Family Residence **RESIDENTIAL**

1101 RIVER ROCK CT

FRUITA, CO 81521

\$681,844 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,531 ft²

LIVING AREA

0.28 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$682K

\$664K low

\$700K high

Last Sale

\$674,000 · Apr 20, 2026

Est. Owner Equity

\$681,844

TAX & ASSESSMENT

Property Tax	\$2,718 (2025)
Assessed Value	\$32,620
Previous Assessed	\$31,990
Assessor Market Value	\$521,810

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	MESA
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 307 ft²

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2026	Resale	Warranty Deed	\$674,000	\$266	
Jun 1, 2022	Quitclaim	Quit Claim Transfer	\$50,000	\$20	
Sep 24, 2009	Resale	Warranty Deed	\$399,999	\$158	\$377K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Monument High School	High	9–12	0.3 mi
Fruita Middle School	Middle	6–8	0.5 mi
Shelley Elementary School	Elementary	PK–5	1.5 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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