

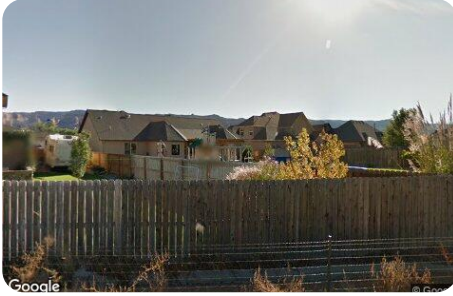
Single Family Residence

RESIDENTIAL

1203 RIVER ROCK CT

FRUITA, CO 81521

\$682,151 TopHap Estimate · \$277 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,459 ft²

LIVING AREA

0.42 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$682K

\$663K low

\$701K high

Last Sale

\$450,000 · Sep 30, 2020

Est. Owner Equity

\$65,606

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,868 (2024)
Assessed Value	\$34,970
Previous Assessed	\$34,970
Assessor Market Value	\$521,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.42
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 117 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2020	Resale	Warranty Deed	\$450,000	\$183	\$455K
Apr 4, 2019	Financing	Intrafamily Transfer			\$354K
Dec 12, 2010	Resale	Grant Deed	\$295,000	\$120	\$266K
Oct 8, 2010	Foreclosure sale	Trustees Deed	\$359,256	\$146	
Sep 10, 2010	Resale	Certificate Of Purchase	\$359,256	\$146	\$330K
Jan 15, 2008	Quitclaim	Quit Claim Transfer			\$330K
Apr 16, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Monument High School	High	9–12	0.2 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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