

Single Family Residence

RESIDENTIAL

2307 RIVER ROCK DR

MERCED, CA 95340

\$427,413 TopHap Estimate · \$230 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,855 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$427K

\$405K low

\$450K high

Last Sale

\$183,500 · Nov 4, 2009

Est. Owner Equity

\$337,413

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,725 (2025)
Assessed Value	\$236,850
Previous Assessed	\$236,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.17
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

75
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
Mar 18, 2013	Quitclaim	Quit Claim Transfer			
Sep 25, 2009	Resale	Grant Deed	\$183,500	\$99	
Jan 7, 2008	Resale	Grant Deed	\$270,000	\$146	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.5 mi
Cruikshank Middle School	Middle	7–8	1.5 mi
Golden Valley High School	High	9–12	2.5 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.

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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