

Single Family Residence

RESIDENTIAL

1204 RIVER ROCK CT

FRUITA, CO 81521

\$688,879 TopHap Estimate · \$288 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,393 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$689K

\$673K low

\$704K high

Last Sale

\$449,900 · Oct 7, 2020

Est. Owner Equity

\$658,879

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$2,980 (2024)
Assessed Value	\$36,340
Previous Assessed	\$36,340
Assessor Market Value	\$542,380

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 · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 12, 2023	Quitclaim	Quit Claim Transfer			
Dec 7, 2023	Quitclaim	Quit Claim Transfer			
Jul 8, 2022	Quitclaim	Quit Claim Transfer			
Oct 6, 2020	Resale	Grant Deed	\$449,900	\$188	
Dec 27, 2019	Resale	Warranty Deed	\$310,000	\$130	\$295K
Apr 17, 2019	Quitclaim	Quit Claim Transfer			\$296K
Dec 31, 2012	Resale	Warranty Deed	\$300,000	\$125	\$222K
Aug 25, 2008	Quitclaim	Quit Claim Transfer			\$308K
Sep 5, 2007	Financing	Trustees Deed			\$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

Shelledy Elementary School	Elementary	PK–5	1.6 mi
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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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