

Single Family Residence **RESIDENTIAL**

2312 RIVER ROCK DR

MERCED, CA 95340

\$507,518 TopHap Estimate · \$216 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,352 ft²

LIVING AREA

0.19 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$508K

\$474K low

\$541K high

Last Sale

\$195,000 · Jul 22, 2009

Est. Owner Equity

\$351,518

Loan-to-Value

29%

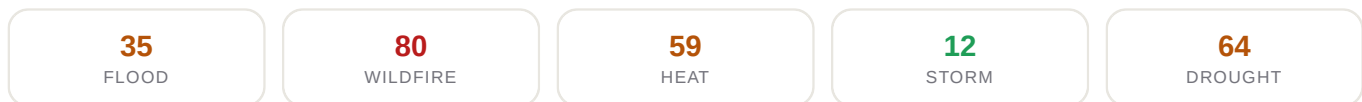
TAX & ASSESSMENT

Property Tax	\$3,812 (2025)
Assessed Value	\$251,697
Previous Assessed	\$251,697

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.19
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2016	Quitclaim	Quit Claim Transfer			
Jun 1, 2009	Resale	Grant Deed	\$195,000	\$83	\$156K
Nov 3, 2008	Non-arms-length	Trustees Deed	\$225,000	\$96	
Apr 13, 2006	Resale	Grant Deed	\$465,000	\$198	\$465K
Apr 20, 2006	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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