

Single Family Residence

RESIDENTIAL

2303 RIVER ROCK DR

MERCED, CA 95340

\$531,876 TopHap Estimate · \$164 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,234 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$532K

\$495K low

\$569K high

Last Sale

\$370,000 · May 15, 2014

Est. Owner Equity

\$291,876

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,047 (2025)
Assessed Value	\$453,559
Previous Assessed	\$453,559

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.14
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
Apr 23, 2014	Resale	Grant Deed	\$370,000	\$114	\$240K
Dec 5, 2012	Quitclaim	Quit Claim Transfer			
Jun 18, 2008	Resale	Grant Deed	\$325,000	\$100	\$293K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cruickshank Middle School	Middle	7–8	1.5 mi
Givens Elementary School	Elementary	KG–6	1.5 mi
Golden Valley High School	High	9–12	2.6 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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