

Single Family Residence

RESIDENTIAL

2324 RIVER ROCK DR

MERCED, CA 95340

\$563,034 TopHap Estimate · \$174 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,234 ft²

LIVING AREA

0.15 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$563K

\$526K low

\$600K high

Last Sale

\$243,000 · Dec 24, 2008

Est. Owner Equity

\$413,034

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,567 (2025)
Assessed Value	\$312,909
Previous Assessed	\$312,909

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.15
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

80
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
Aug 31, 2016	Recorded document	Affidavit Of Death			
Aug 31, 2016	Quitclaim	Quit Claim Transfer			
Oct 31, 2008	Resale	Grant Deed	\$243,000	\$75	\$150K
Aug 20, 2008	Non-arms-length	Trustees Deed	\$471,576	\$146	
Nov 21, 2005	Resale	Corporation Deed	\$640,000	\$198	\$448K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.4 mi
Cruikshank Middle School	Middle	7–8	1.6 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.