

Single Family Residence **RESIDENTIAL**

2354 W RIVER ROCK CT

PHOENIX, AZ 85086

\$734,755 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,942 ft²
LIVING AREA

0.3 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$735K

\$690K low

\$779K high

Last Sale

\$825,000 · Jun 7, 2022

Est. Owner Equity

\$484,755

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,927 (2025)
Assessed Value	\$36,442
Assessor Market Value	\$565,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MARICOPA
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Refrigerator
Pool	Yes

Patio · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2022	Resale	Warranty Deed	\$825,000	\$280	\$250K
Dec 6, 2018	Resale	Warranty Deed	\$469,000	\$159	\$344K
Nov 2, 2016	Quitclaim	Quit Claim Transfer			
Nov 2, 2016	Financing	Intrafamily Transfer			\$296K
Apr 30, 2013	Quitclaim	Quit Claim Transfer			
Sep 22, 2008	Recorded document	Grant Deed			
Sep 22, 2008	Resale	Grant Deed	\$334,900	\$114	\$329K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gavilan Peak School	Elementary	KG–8	0.3 mi
Boulder Creek High School	High	9–12	1.7 mi

District: Deer Valley Unified 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 85086

27 CRIME INDEX	99 AIR POLLUTION	43,899 POPULATION	\$115K MEDIAN IN-COME	69°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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