

Single Family Residence **RESIDENTIAL**

# 2312 W RIVER ROCK CT

PHOENIX, AZ 85086

**\$539,238** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**1,915 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2008**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$539K**

\$504K low

\$574K high

Last Sale

**\$225,974 · Sep 10, 2008**

Est. Owner Equity

**\$539,238**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,919 (2025) |
| Assessed Value        | \$46,360       |
| Previous Assessed     | \$44,070       |
| Assessor Market Value | \$463,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Maricopa                |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Yes                     |
| Cooling       | Refrigerator            |
| Pool          | No                      |

Patio · 190 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|----------------------|-----------|--------|------|
| Apr 27, 2023 | Financing         | Intrafamily Transfer |           |        |      |
| Sep 8, 2008  | Resale            | Grant Deed           | \$225,974 | \$118  |      |
| Sep 8, 2008  | Recorded document | Grant Deed           |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Gavilan Peak School       | Elementary | KG–8   | 0.4 mi   |
| Boulder Creek High School | High       | 9–12   | 1.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>43,899</b><br>POPULATION | <b>\$115K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>86%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|