

Single Family Residence **RESIDENTIAL**

2305 W RIVER ROCK CT

PHOENIX, AZ 85086

\$966,163 TopHap Estimate · \$277 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

3,484 ft²

LIVING AREA

0.27 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$966K

\$907K low

\$1M high

Last Sale

\$414,845 · Oct 14, 2008

Est. Owner Equity

\$605,963

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,194 (2025)
Assessed Value	\$83,570
Previous Assessed	\$78,510
Assessor Market Value	\$835,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Maricopa
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Refrigerator
Pool	Yes

Patio · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2010	Quitclaim	Quit Claim Transfer			
Oct 21, 2011	Quitclaim	Quit Claim Transfer			
Oct 10, 2008	Resale	Grant Deed	\$414,845	\$119	\$373K
Oct 10, 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

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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