

Single Family Residence

RESIDENTIAL

2253 W RIVER ROCK TRL

PHOENIX, AZ 85086

\$1,004,265 TopHap Estimate · \$299 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

3,362 ft²

LIVING AREA

0.28 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1M

\$931K low

\$1.1M high

Est. Owner Equity

\$1,004,265

TAX & ASSESSMENT

Property Tax	\$6,710 (2025)
Assessed Value	\$82,750
Previous Assessed	\$77,520
Assessor Market Value	\$827,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Maricopa
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Refrigerator
Garage	Mixed
Pool	Yes

Patio · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 20, 2021	Financing	Warranty Deed			
Nov 7, 2008	Resale	Grant Deed	\$407,356	\$121	
Nov 7, 2008	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gavilan Peak School	Elementary	KG–8	0.5 mi
Boulder Creek High School	High	9–12	1.9 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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