

Single Family Residence **RESIDENTIAL**

2205 W RIVER ROCK TRL

PHOENIX, AZ 85086

\$884,861 TopHap Estimate · \$265 / ft² · confidence 96 · as of Jul 14, 2026



4

BATHS

3,337 ft²

LIVING AREA

0.23 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$885K

\$846K low

\$923K high

Last Sale

\$440,000 · Apr 10, 2020

Est. Owner Equity

\$360,861

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,191 (2025)
Assessed Value	\$78,310
Previous Assessed	\$73,470
Assessor Market Value	\$783,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Maricopa
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Refrigerator
Pool	Yes

Patio · 264 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2020	Resale	Warranty Deed	\$440,000	\$132	\$352K
Apr 11, 2019	Non-arms-length	Correction Deed	\$222,949	\$67	
Apr 11, 2019	Non-arms-length	Trustees Deed	\$222,949	\$67	
Oct 8, 2013	Quitclaim	Quit Claim Transfer			
Sep 11, 2008	Recorded document	Grant Deed			
Sep 11, 2008	Resale	Corporation Deed	\$370,462	\$111	\$333K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gavilan Peak School	Elementary	KG–8	0.6 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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