

Single Family Residence **RESIDENTIAL**

2220 W RIVER ROCK TRL

PHOENIX, AZ 85086

\$532,582 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,167 ft²

LIVING AREA

0.14 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$533K

\$509K low

\$556K high

Last Sale

\$451,000 · May 27, 2021

Est. Owner Equity

\$171,782

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,619 (2025)
Assessed Value	\$42,500
Previous Assessed	\$41,620
Assessor Market Value	\$425,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Maricopa
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Refrigerator
Pool	No

Patio · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2021	Resale	Warranty Deed	\$451,000	\$208	\$361K
Oct 1, 2018	Resale	Warranty Deed	\$296,535	\$137	\$237K
Jan 6, 2014	Resale	Warranty Deed	\$230,000	\$106	\$235K
Aug 28, 2008	Resale	Grant Deed	\$212,380	\$98	\$209K
Aug 28, 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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