

Single Family Residence **RESIDENTIAL**

2256 W RIVER ROCK TRL

PHOENIX, AZ 85086

\$597,104 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,128 ft²

LIVING AREA

0.21 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$597K

\$567K low

\$627K high

Last Sale

\$535,000 · May 14, 2021

Est. Owner Equity

\$297,104

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,169 (2025)
Assessed Value	\$50,150
Previous Assessed	\$47,260
Assessor Market Value	\$501,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Maricopa
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Refrigerator
Pool	No

Patio · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2021	Resale	Warranty Deed	\$535,000	\$251	\$300K
Jun 13, 2018	Resale	Warranty Deed	\$336,000	\$158	\$269K
Aug 1, 2016	Quitclaim	Quit Claim Transfer			
Feb 5, 2013	Resale	Special Warranty Deed	\$257,000	\$121	\$234K
Sep 19, 2012	Foreclosure sale	Trustees Deed	\$193,164	\$91	
Aug 26, 2008	Resale	Grant Deed	\$258,995	\$122	\$233K
Aug 26, 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	1.8 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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