

Single Family Residence

RESIDENTIAL

1167 RIVER ROCK CT

FRUITA, CO 81521

\$657,476 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,165 ft²

LIVING AREA

0.28 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$657K

\$626K low

\$689K high

Last Sale

\$249,900 · Feb 10, 2012

Est. Owner Equity

\$361,323

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,785 (2025)
Assessed Value	\$33,420
Previous Assessed	\$33,530
Assessor Market Value	\$534,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MESA
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 355 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 11, 2012	Resale	Grant Deed	\$249,900	\$115	\$241K
Dec 20, 2011	Recorded document	Grant Deed			
Nov 3, 2011	Foreclosure sale	Trustees Deed	\$267,000	\$123	
Oct 6, 2011	Resale	Certificate Of Purchase	\$267,000	\$123	\$307K
Jan 29, 2008	Resale	Warranty Deed	\$115,000	\$53	\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Monument High School	High	9–12	0.3 mi
Fruita Middle School	Middle	6–8	0.4 mi
Shelley Elementary School	Elementary	PK–5	1.5 mi

District: Mesa County Valley School District 51

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 81521

70 CRIME INDEX	94 AIR POLLUTION	15,410 POPULATION	\$81K MEDIAN IN-COME	46°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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