

Single Family Residence

RESIDENTIAL

1191 RIVER ROCK CT

FRUITA, CO 81521

\$745,420 TopHap Estimate · \$259 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,874 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$745K

\$713K low

\$777K high

Last Sale

\$354,500 · Dec 3, 2015

Est. Owner Equity

\$745,420

TAX & ASSESSMENT

Property Tax	\$3,048 (2025)
Assessed Value	\$36,580
Previous Assessed	\$37,790
Assessor Market Value	\$585,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 137 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2015	Resale	Warranty Deed	\$354,500	\$123	
Mar 10, 2015	Resale	Trustees Deed	\$311,000	\$108	
Feb 25, 2015	Resale	Certificate Of Purchase	\$311,000	\$108	\$395K
Sep 29, 2008	Quitclaim	Quit Claim Transfer			
Sep 29, 2008	Resale	Warranty Deed	\$420,000	\$146	\$395K
Sep 29, 2008	Quitclaim	Quit Claim Transfer			
Feb 13, 2008	Quitclaim	Quit Claim Transfer			\$354K

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	1.6 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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