

Single Family Residence

RESIDENTIAL

1188 RIVER ROCK CT

FRUITA, CO 81521

\$687,042 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,477 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$687K

\$655K low

\$719K high

Last Sale

\$429,000 · Sep 24, 2018

Est. Owner Equity

\$358,542

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,032 (2024)
Assessed Value	\$36,970
Previous Assessed	\$36,970
Assessor Market Value	\$551,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 491 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2018	Resale	Warranty Deed	\$429,000	\$173	\$180K
Nov 28, 2017	Quitclaim	Quit Claim Transfer			
Oct 2, 2017	Resale	Warranty Deed	\$415,000	\$168	
Mar 24, 2005	Quitclaim	Quit Claim Transfer			
Mar 24, 2008	Resale	Warranty Deed	\$429,900	\$174	\$344K
Jan 31, 2008	Quitclaim	Quit Claim Transfer			
Jan 29, 2007	Quitclaim	Quit Claim Transfer			\$277K

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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