

Single Family Residence **RESIDENTIAL**

1144 RIVER ROCK CT

FRUITA, CO 81521

\$615,070 TopHap Estimate · \$280 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,196 ft²

LIVING AREA

0.25 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$615K

\$598K low

\$632K high

Last Sale

\$510,000 · Jan 3, 2023

Est. Owner Equity

\$615,070

TAX & ASSESSMENT

Property Tax	\$2,794 (2024)
Assessed Value	\$34,070
Previous Assessed	\$34,070
Assessor Market Value	\$508,510

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 · 242 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2022	Resale	Special Warranty Deed	\$510,000	\$232	
Apr 23, 2008	Resale	Warranty Deed	\$415,050	\$189	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Monument High School	High	9–12	0.3 mi
Fruita Middle School	Middle	6–8	0.5 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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