

Single Family Residence

RESIDENTIAL

1100 RIVER ROCK CT

FRUITA, CO 81521

\$714,703 TopHap Estimate · \$266 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,687 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$715K

\$636K low

\$794K high

Last Sale

\$477,000 · Jun 11, 2008

Est. Owner Equity

\$304,303

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,056 (2024)
Assessed Value	\$37,270
Previous Assessed	\$37,270
Assessor Market Value	\$556,280

PROPERTY FACTS

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

Patio · 136 ft²

Porch · 207 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2010	Quitclaim	Quit Claim Transfer			
Jun 6, 2008	Resale	Warranty Deed	\$477,000	\$178	\$417K

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	1.5 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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