

Single Family Residence

RESIDENTIAL

1122 RIVER ROCK CT

FRUITA, CO 81521

\$555,196 TopHap Estimate · \$290 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,917 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$555K

\$533K low

\$577K high

Last Sale

\$303,500 · May 20, 2016

Est. Owner Equity

\$295,796

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,373 (2024)
Assessed Value	\$28,940
Previous Assessed	\$28,940
Assessor Market Value	\$431,950

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 · 265 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2016	Resale	Warranty Deed	\$303,500	\$158	\$288K
Nov 22, 2013	Resale	Warranty Deed	\$290,000	\$151	\$215K
May 22, 2012	Resale	Warranty Deed	\$260,000	\$136	
May 12, 2011	Resale	Warranty Deed	\$245,500	\$128	\$196K
Jun 2, 2011	Non-arms-length	Trustees Deed	\$263,746	\$138	
Mar 18, 2011	Resale	Certificate Of Purchase	\$263,746	\$138	\$379K
Sep 18, 2007	Resale	Warranty Deed	\$97,000	\$51	\$379K

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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