

Single Family Residence

RESIDENTIAL

1267 RIVER ROCK CT

FRUITA, CO 81521

\$648,732 TopHap Estimate · \$269 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,408 ft²

LIVING AREA

0.31 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$649K

\$605K low

\$692K high

Last Sale

\$395,000 · Oct 23, 2018

Est. Owner Equity

\$331,732

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,544 (2024)
Assessed Value	\$31,020
Previous Assessed	\$31,020
Assessor Market Value	\$462,920

PROPERTY FACTS

Property Type	Single Family Residence
County	Mesa
Lot (acres)	0.31
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2018	Resale	Special Warranty Deed	\$395,000	\$164	\$316K
Jan 31, 2012	Quitclaim	Quit Claim Transfer			
Dec 12, 2011	Resale	Warranty Deed	\$280,000	\$116	\$273K
Mar 15, 2011	Quitclaim	Quit Claim Transfer			
Jun 7, 2007	Financing	Trustees Deed			\$60K
Jul 24, 2006	Resale	Warranty Deed	\$89,900	\$37	

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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