

Single Family Residence

RESIDENTIAL

1288 RIVER ROCK CT

FRUITA, CO 81521

\$684,335 TopHap Estimate · \$272 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,514 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$684K

\$620K low

\$749K high

Last Sale

\$90,000 · Aug 28, 2006

Est. Owner Equity

\$101,669

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,017 (2024)
Assessed Value	\$36,790
Previous Assessed	\$36,790
Assessor Market Value	\$549,020

PROPERTY FACTS

Property Type	Single Family Residence
County	Mesa
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 215 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2019	Quitclaim	Quit Claim Transfer			
Aug 25, 2006	Resale	Grant Deed	\$90,000	\$36	\$90K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------