

Single Family Residence

RESIDENTIAL

1290 RIVER ROCK CT

FRUITA, CO 81521

\$543,196 TopHap Estimate · \$262 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,070 ft²

LIVING AREA

0.3 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$543K

\$519K low

\$567K high

Last Sale

\$275,000 · Nov 29, 2016

Est. Owner Equity

\$323,196

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,101 (2024)
Assessed Value	\$25,620
Previous Assessed	\$25,620
Assessor Market Value	\$382,440

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central

Patio · 96 ft²

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2016	Resale	Warranty Deed	\$275,000	\$133	\$220K
Nov 21, 2014	Resale	Warranty Deed	\$245,000	\$118	\$241K
Dec 1, 2011	Resale	Grant Deed	\$217,443	\$105	\$222K
Sep 6, 2011	Resale	Warranty Deed	\$35,000	\$17	
Sep 6, 2011	Financing	Trustees Deed			\$32K
Jun 22, 2006	Resale	Grant Deed	\$87,900	\$42	

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
Shelledy 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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