

Single Family Residence

RESIDENTIAL

1123 RIVER ROCK CT

FRUITA, CO 81521

\$758,766 TopHap Estimate · \$329 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,309 ft²

LIVING AREA

0.28 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$759K

\$746K low

\$771K high

Last Sale

\$460,000 · Feb 23, 2018

Est. Owner Equity

\$716,766

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$3,271 (2024)
Assessed Value	\$39,890
Previous Assessed	\$39,890
Assessor Market Value	\$595,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 617 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2019	Quitclaim	Quit Claim Transfer			
Feb 22, 2018	Resale	Warranty Deed	\$460,000	\$199	\$42K
Mar 27, 2015	Resale	Grant Deed	\$405,000	\$175	\$360K
Aug 17, 2007	Resale	Warranty Deed	\$452,500	\$196	
Nov 15, 2006	Financing	Trustees Deed			\$300K

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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