

Single Family Residence

RESIDENTIAL

1145 RIVER ROCK CT

FRUITA, CO 81521

\$489,750

TopHap Estimate · \$268 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,829 ft²

LIVING AREA

0.28 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$490K

\$455K low

\$524K high

Last Sale

\$49,000 · Jul 16, 2009

Est. Owner Equity

\$238,750

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,337 (2024)
Assessed Value	\$28,500
Previous Assessed	\$28,500
Assessor Market Value	\$425,480

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

Patio · 305 ft²

Porch · 292 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2009	Financing	Trustees Deed			\$198K
Jul 14, 2009	Resale	Warranty Deed	\$49,000	\$27	
Aug 3, 2006	Resale	Grant Deed	\$92,000	\$50	

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	1.5 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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