

Single Family Residence

RESIDENTIAL

1166 RIVER ROCK CT

FRUITA, CO 81521

\$702,111 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,244 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$702K

\$639K low

\$765K high

Last Sale

\$662,500 · Apr 10, 2025

Est. Owner Equity

\$702,111

TAX & ASSESSMENT

Property Tax	\$3,099 (2025)
Assessed Value	\$37,190
Previous Assessed	\$36,890
Assessor Market Value	\$594,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MESA
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 260 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2025	Resale	Special Warranty Deed	\$662,500	\$295	
Sep 30, 2016	Resale	Grant Deed	\$385,000	\$172	\$366K
Sep 14, 2012	Quitclaim	Quit Claim Transfer			
Aug 15, 2007	Resale	Warranty Deed	\$430,000	\$192	\$344K

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	1.6 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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