

Single Family Residence

RESIDENTIAL

1189 RIVER ROCK CT

FRUITA, CO 81521

\$714,783 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,766 ft²

LIVING AREA

0.27 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$715K

\$684K low

\$746K high

Last Sale

\$435,000 · Dec 5, 2019

Est. Owner Equity

\$236,040

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,090 (2024)
Assessed Value	\$37,680
Previous Assessed	\$37,680
Assessor Market Value	\$562,380

PROPERTY FACTS

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

Patio · 531 ft²

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2019	Resale	Warranty Deed	\$435,000	\$157	\$413K
Apr 6, 2018	Resale	Warranty Deed	\$415,000	\$150	\$332K
May 25, 2017	Resale	Warranty Deed	\$355,000	\$128	\$359K
Feb 26, 2010	Resale	Warranty Deed	\$417,000	\$151	\$396K
Dec 8, 2006	Resale	Warranty Deed	\$99,650	\$36	\$354K

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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