

Single Family Residence

RESIDENTIAL

1190 RIVER ROCK CT

FRUITA, CO 81521

\$667,675 TopHap Estimate · \$275 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,429 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$668K

\$641K low

\$694K high

Last Sale

\$435,000 · Dec 17, 2018

Est. Owner Equity

\$667,675

TAX & ASSESSMENT

Property Tax	\$2,834 (2024)
Assessed Value	\$34,560
Previous Assessed	\$34,560
Assessor Market Value	\$515,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Patio · 218 ft²

Porch · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2018	Resale	Grant Deed	\$435,000	\$179	
May 4, 2016	Financing	Intrafamily Transfer			\$337K
Jul 30, 2008	Quitclaim	Quit Claim Transfer			\$364K
Dec 15, 2006	Resale	Warranty Deed	\$92,000	\$38	

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	1.6 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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