

Single Family Residence **RESIDENTIAL**

1192 RIVER ROCK CT

FRUITA, CO 81521

\$716,500 TopHap Estimate · \$268 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,670 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$717K

\$681K low

\$752K high

Est. Owner Equity

\$64,233

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,911 (2025)
Assessed Value	\$34,940
Previous Assessed	\$35,900
Assessor Market Value	\$558,950

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 · 390 ft²

Porch · 425 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2007	Resale	Grant Deed	\$92,000	\$34	\$87K

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	Absentee owner
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