

Single Family Residence

RESIDENTIAL

1245 RIVER ROCK CT

FRUITA, CO 81521

\$671,530

TopHap Estimate · \$281 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,386 ft²

LIVING AREA

0.3 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$672K

\$612K low

\$731K high

Last Sale

\$337,000 · Jun 14, 2010

Est. Owner Equity

\$290,030

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,756 (2024)
Assessed Value	\$33,610
Previous Assessed	\$33,610
Assessor Market Value	\$501,610

PROPERTY FACTS

Property Type	Single Family Residence
County	Mesa
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2025	Financing	Intrafamily Transfer			
Oct 24, 2025	Financing	Intrafamily Transfer			\$360K
Jun 10, 2010	Resale	Warranty Deed	\$337,000	\$141	\$331K
Aug 14, 2006	Resale	Warranty Deed	\$89,900	\$38	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Monument High School	High	9–12	0.2 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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