

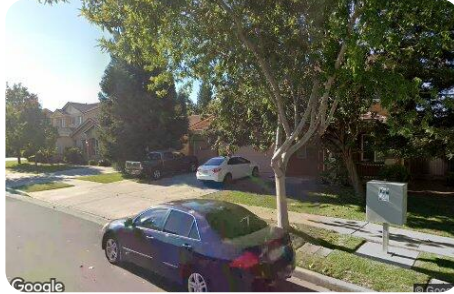
Single Family Residence

RESIDENTIAL

2389 RIVER ROCK DR

MERCED, CA 95340

\$497,943 TopHap Estimate · \$241 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,068 ft²

LIVING AREA

0.26 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$498K

\$473K low

\$523K high

Last Sale

\$377,000 · May 31, 2018

Est. Owner Equity

\$497,943

TAX & ASSESSMENT

Property Tax	\$5,853 (2025)
Assessed Value	\$428,955
Previous Assessed	\$428,955

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.26
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

76
WILDFIRE

59
HEAT

12
STORM

64
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2023	Financing	Intrafamily Transfer			
Apr 22, 2021	Financing	Intrafamily Transfer			
May 4, 2018	Resale	Grant Deed	\$377,000	\$182	
Oct 29, 2015	Resale	Grant Deed	\$323,000	\$156	\$256K
May 15, 2008	Quitclaim	Quit Claim Transfer			
Jul 15, 2005	Resale	Grant Deed	\$468,500	\$227	\$360K
Jun 3, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cruikshank Middle School	Middle	7–8	1.6 mi
Givens Elementary School	Elementary	KG–6	1.6 mi

Golden Valley High School	High	9–12	2.6 mi
----------------------------------	------	------	--------

District: Merced City Elementary School District

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 95340

112 CRIME INDEX	80 AIR POLLUTION	38,692 POPULATION	\$65K MEDIAN IN-COME	62°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------