

Single Family Residence

RESIDENTIAL

2340 RIVER ROCK DR

MERCED, CA 95340

\$556,750 TopHap Estimate · \$212 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

3

BATHS

2,622 ft²

LIVING AREA

0.22 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$557K

\$541K low

\$573K high

Last Sale

\$245,000 · May 5, 2009

Est. Owner Equity

\$186,250

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,116 (2024)
Assessed Value	\$393,249
Previous Assessed	\$385,539

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCED
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 180 ft²

CLIMATE RISK

35
FLOOD

75
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	\$/FT²	LOAN
May 9, 2024	Financing	Intrafamily Transfer			\$65K
Jul 22, 2021	Financing	Intrafamily Transfer			\$306K
Dec 23, 2016	Quitclaim	Quit Claim Transfer			\$292K
Mar 23, 2009	Resale	Grant Deed	\$245,000	\$93	\$196K
Mar 25, 2009	Quitclaim	Quit Claim Transfer			
May 21, 2008	Resale	Grant Deed	\$245,000	\$93	
Mar 26, 2008	Non-arms-length	Trustees Deed	\$517,375	\$197	
Mar 16, 2006	Resale	Grant Deed	\$542,000	\$207	\$499K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.4 mi
Cruickshank Middle School	Middle	7–8	1.6 mi
Golden Valley High School	High	9–12	2.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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