

Single Family Residence **RESIDENTIAL**

2315 RIVER ROCK DR

MERCED, CA 95340

\$526,433 TopHap Estimate · \$163 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,234 ft²

LIVING AREA

0.2 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$526K

\$505K low

\$548K high

Last Sale

\$364,000 · Jun 3, 2016

Est. Owner Equity

\$187,183

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,584 (2024)
Assessed Value	\$430,895
Previous Assessed	\$422,447

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCED
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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	\$/FT ²	LOAN
Jul 6, 2023	Financing	Intrafamily Transfer			
Jun 2, 2016	Resale	Grant Deed	\$364,000	\$113	\$301K
Feb 11, 2015	Non-arms-length	Trustees Deed	\$286,900	\$89	
May 26, 2011	Recorded document	Grant Deed			
Apr 11, 2008	Resale	Grant Deed	\$366,000	\$113	
May 30, 2008	Quitclaim	Quit Claim Transfer			\$360K
May 30, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.5 mi
Cruickshank Middle School	Middle	7–8	1.5 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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