

Single Family Residence **RESIDENTIAL**

2304 RIVER ROCK DR

MERCED, CA 95340

\$468,316 TopHap Estimate · \$226 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,068 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$468K

\$437K low

\$500K high

Last Sale

\$493,500 · Dec 15, 2005

Est. Owner Equity

\$123,123

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,461 (2025)
Assessed Value	\$484,000
Previous Assessed	\$484,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.16
Construction	Wood Frame
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
Dec 23, 2020	Quitclaim	Quit Claim Transfer			
Jul 3, 2018	Quitclaim	Quit Claim Transfer			
Dec 12, 2019	Recorded document	Affidavit Of Death			
Nov 16, 2005	Resale	Corporation Deed	\$493,500	\$239	\$345K

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

OWNERSHIP

Occupancy	Absentee owner
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