

Single Family Residence **RESIDENTIAL**

2349 RIVER ROCK DR

MERCED, CA 95340

\$553,474 TopHap Estimate · \$171 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,234 ft²

LIVING AREA

0.23 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$553K

\$516K low

\$591K high

Last Sale

\$255,000 · Mar 8, 2013

Est. Owner Equity

\$86,474

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,502 (2025)
Assessed Value	\$314,000
Previous Assessed	\$314,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.23
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

78
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
Feb 20, 2013	Resale	Grant Deed	\$255,000	\$79	\$242K
Jul 9, 2009	Resale	Grant Deed	\$230,000	\$71	\$219K
Mar 15, 2007	Resale	Grant Deed	\$448,000	\$139	\$358K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.5 mi
Cruikshank 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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