

Single Family Residence **RESIDENTIAL**

2308 RIVER ROCK DR

MERCED, CA 95340

\$563,487 TopHap Estimate · \$174 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,234 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$563K

\$547K low

\$580K high

Last Sale

\$395,000 · Jun 21, 2017

Est. Owner Equity

\$329,487

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,178 (2025)
Assessed Value	\$458,423
Previous Assessed	\$458,423

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.17
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
Nov 6, 2023	Financing	Intrafamily Transfer			
Jun 13, 2017	Resale	Grant Deed	\$395,000	\$122	\$250K
Apr 19, 2011	Resale	Grant Deed	\$220,000	\$68	
Mar 16, 2011	Non-arms-length	Trustees Deed	\$216,750	\$67	
Nov 16, 2005	Resale	Corporation Deed	\$612,000	\$189	\$489K

ASSIGNED SCHOOLS

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