

Single Family Residence **RESIDENTIAL**

2328 RIVER ROCK DR

MERCED, CA 95340

\$425,686 TopHap Estimate · \$229 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,855 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$426K

\$409K low

\$442K high

Last Sale

\$170,500 · Apr 30, 2009

Est. Owner Equity

\$425,686

TAX & ASSESSMENT

Property Tax	\$3,526 (2025)
Assessed Value	\$218,904
Previous Assessed	\$218,904

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.14
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

81
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
Apr 27, 2009	Resale	Grant Deed	\$170,500	\$92	
Nov 1, 2006	Recorded document	Grant Deed			
Jun 7, 2006	Resale	Corporation Deed	\$387,500	\$209	\$310K
Jun 27, 2006	Recorded document	Grant Deed			

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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