

Single Family Residence

RESIDENTIAL

2327 RIVER ROCK DR

MERCED, CA 95340

\$577,569 TopHap Estimate · \$179 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

3,234 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$578K

\$534K low

\$621K high

Last Sale

\$321,000 · May 23, 2008

Est. Owner Equity

\$577,569

TAX & ASSESSMENT

Property Tax	\$5,487 (2024)
Assessed Value	\$421,624
Previous Assessed	\$413,358

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCED
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

76
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
Mar 19, 2024	Financing	Intrafamily Transfer			
Sep 11, 2013	Quitclaim	Quit Claim Transfer			
May 19, 2008	Resale	Grant Deed	\$321,000	\$99	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.5 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.

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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