

Single Family Residence **RESIDENTIAL**

# 2320 RIVER ROCK DR

MERCED, CA 95340

**\$526,987** TopHap Estimate · \$224 / ft² · confidence 97 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,352 ft²**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
STORIES

**11**  
ROOMS

**2**  
PARKING

## VALUATION

**\$527K**

\$511K low

\$543K high

Last Sale

**\$520,000 · Dec 16, 2022**

Est. Owner Equity

**\$251,987**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,093 (2025) |
| Assessed Value    | \$541,008      |
| Previous Assessed | \$541,008      |

## 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

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>35</b><br>FLOOD | <b>81</b><br>WILDFIRE | <b>59</b><br>HEAT | <b>12</b><br>STORM | <b>64</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|--------|------------|-----------|--------------------|--------|
| <b>Dec 7, 2022</b>  | Resale | Grant Deed | \$520,000 | \$221              | \$275K |
| <b>Apr 21, 2008</b> | Resale | Grant Deed | \$264,000 | \$112              | \$251K |
| <b>Apr 28, 2006</b> | Resale | Grant Deed | \$453,000 | \$193              | \$362K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Givens Elementary School</b>  | Elementary | KG–6   | 1.4 mi   |
| <b>Cruickshank Middle School</b> | Middle     | 7–8    | 1.5 mi   |
| <b>Golden Valley High School</b> | 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>112</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>38,692</div> <div>POPULATION</div> | <div>\$65K</div> <div>MEDIAN IN-COME</div> | <div>62°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|