

Single Family Residence **RESIDENTIAL**

2346 RIVER ROCK DR

MERCED, CA 95340

\$623,634 TopHap Estimate · \$193 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,234 ft²
LIVING AREA

0.22 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

12
ROOMS

2
PARKING

VALUATION

\$624K

\$598K low

\$649K high

Last Sale

\$365,000 · Apr 11, 2008

Est. Owner Equity

\$471,534

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$6,319 (2025)
Assessed Value	\$478,134
Previous Assessed	\$478,134

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.22
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Single
Garage	Garage, Attached
Pool	No

Patio · 91 ft²

CLIMATE RISK

35 FLOOD	76 WILDFIRE	59 HEAT	12 STORM	64 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2009	Quitclaim	Quit Claim Transfer			
Mar 26, 2008	Resale	Grant Deed	\$365,000	\$113	\$165K

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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