

Single Family Residence

**RESIDENTIAL**

## 2355 RIVER ROCK DR

MERCED, CA 95340

**\$449,567** TopHap Estimate · \$242 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,855 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$450K**

\$412K low

\$487K high

Last Sale

**\$190,000 · Feb 9, 2009**

Est. Owner Equity

**\$127,567**

Loan-to-Value

**69%**

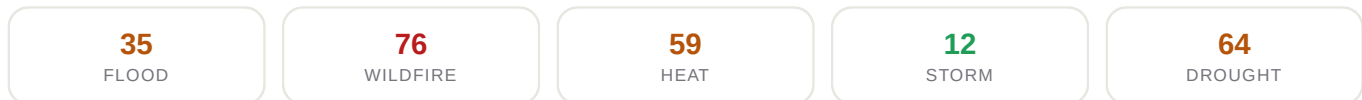
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,635 (2024) |
| Assessed Value    | \$244,658      |
| Previous Assessed | \$239,862      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MERCED                  |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



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   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jul 6, 2020  | Financing | Intrafamily Transfer |           |                    | \$247K |
| Mar 28, 2013 | Financing | Grant Deed           |           |                    | \$181K |
| Feb 2, 2009  | Resale    | Grant Deed           | \$190,000 | \$102              | \$188K |
| Sep 30, 2005 | Resale    | Corporation Deed     | \$470,000 | \$253              | \$376K |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|