

Single Family Residence **RESIDENTIAL**

2352 RIVER ROCK DR

MERCED, CA 95340

\$569,309 TopHap Estimate · \$217 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,622 ft²

LIVING AREA

0.22 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$569K

\$542K low

\$597K high

Last Sale

\$208,000 · Oct 28, 2010

Est. Owner Equity

\$569,309

TAX & ASSESSMENT

Property Tax	\$4,053 (2025)
Assessed Value	\$266,470
Previous Assessed	\$266,470

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.22
Construction	Wood Frame
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
Oct 21, 2010	Resale	Grant Deed	\$208,000	\$79	
Oct 7, 2005	Resale	Corporation Deed	\$550,000	\$210	\$494K

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	Absentee owner
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