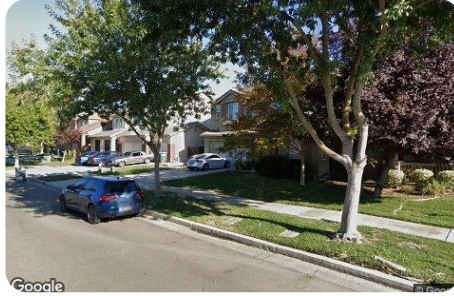


Single Family Residence **RESIDENTIAL**

2364 RIVER ROCK DR

MERCED, CA 95340

\$475,000 TopHap Estimate · \$230 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,068 ft²
LIVING AREA

0.14 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$475K

\$448K low

\$502K high

Last Sale

\$460,000 · Apr 21, 2026

Est. Owner Equity

\$61,000

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,842 (2025)
Assessed Value	\$247,429
Previous Assessed	\$242,579

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCED
Lot (acres)	0.14
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
Apr 6, 2026	Resale	Grant Deed	\$460,000	\$222	\$414K
Nov 22, 2011	Resale	Grant Deed	\$187,000	\$90	\$140K
Aug 28, 2009	Resale	Grant Deed	\$185,000	\$89	\$182K
Sep 20, 2005	Recorded document	Grant Deed			
Sep 12, 2005	Resale	Grant Deed	\$472,500	\$228	\$377K

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	Owner occupied
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