

Single Family Residence **RESIDENTIAL**

2397 RIVER ROCK DR

MERCED, CA 95340

\$639,974 TopHap Estimate · \$198 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,234 ft²

LIVING AREA

0.24 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$640K

\$599K low

\$681K high

Last Sale

\$380,000 · Nov 19, 2014

Est. Owner Equity

\$353,474

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,160 (2025)
Assessed Value	\$456,695
Previous Assessed	\$456,695

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.24
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, 2014	Resale	Grant Deed	\$380,000	\$118	
Aug 20, 2010	Resale	Grant Deed	\$268,000	\$83	\$209K
Apr 27, 2010	Non-arms-length	Trustees Deed	\$232,500	\$72	
Nov 30, 2006	Quitclaim	Quit Claim Transfer			
Nov 30, 2006	Quitclaim	Quit Claim Transfer			
Aug 4, 2005	Quitclaim	Quit Claim Transfer			
Jul 20, 2005	Resale	Grant Deed	\$558,500	\$173	\$447K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cruikshank Middle School	Middle	7–8	1.6 mi
Givens Elementary School	Elementary	KG–6	1.6 mi

Golden Valley High School	High	9–12	2.6 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------