

Single Family Residence **RESIDENTIAL**

2343 RIVER ROCK DR

MERCED, CA 95340

\$499,341 TopHap Estimate · \$212 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,352 ft²

LIVING AREA

0.17 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$499K

\$465K low

\$534K high

Last Sale

\$189,000 · Sep 2, 2009

Est. Owner Equity

\$356,341

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,726 (2025)
Assessed Value	\$243,950
Previous Assessed	\$243,950

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.17
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

79
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
Aug 17, 2009	Resale	Grant Deed	\$189,000	\$80	\$183K
Jun 18, 2009	Non-arms-length	Trustees Deed	\$165,750	\$70	
Nov 15, 2005	Resale	Grant Deed	\$530,500	\$226	\$400K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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