

Single Family Residence **RESIDENTIAL**

2360 RIVER ROCK DR

MERCED, CA 95340

\$531,696 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4

BATHS

2,622 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$532K

\$510K low

\$553K high

Est. Owner Equity

\$356,696

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,104 (2025)
Assessed Value	\$271,058
Previous Assessed	\$271,058

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.15
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 171 ft²

CLIMATE RISK

35 FLOOD	76 WILDFIRE	59 HEAT	12 STORM	64 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2025	Financing	Intrafamily Transfer			
Dec 17, 2013	Financing	Intrafamily Transfer			\$175K
May 19, 2010	Quitclaim	Quit Claim Transfer			
May 19, 2010	Recorded document	Grant Deed			
Nov 17, 2008	Resale	Grant Deed	\$224,000	\$85	\$179K
Oct 3, 2008	Non-arms-length	Trustees Deed	\$194,760	\$74	
May 1, 2008	Quitclaim	Quit Claim Transfer			
Sep 21, 2005	Resale	Grant Deed	\$529,500	\$202	\$424K

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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