

Single Family Residence **RESIDENTIAL**

2386 RIVER ROCK DR

MERCED, CA 95340

\$539,626 TopHap Estimate · \$167 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,234 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$540K

\$511K low

\$568K high

Last Sale

\$270,000 · Apr 2, 2010

Est. Owner Equity

\$296,626

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,884 (2025)
Assessed Value	\$348,509
Previous Assessed	\$348,509

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

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	\$/FT ²	LOAN
Mar 22, 2010	Resale	Grant Deed	\$270,000	\$83	\$243K
Dec 2, 2009	Non-arms-length	Trustees Deed	\$204,001	\$63	
Aug 26, 2005	Resale	Grant Deed	\$593,500	\$184	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Givens Elementary School	Elementary	KG–6	1.6 mi
Cruikshank Middle School	Middle	7–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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