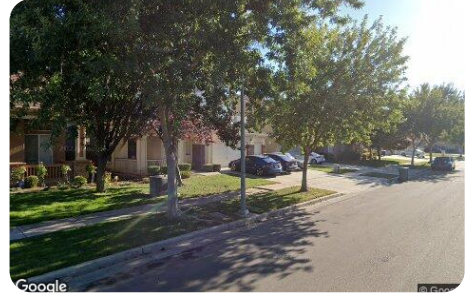


Single Family Residence **RESIDENTIAL**

2380 RIVER ROCK DR

MERCED, CA 95340

\$432,525 TopHap Estimate · \$209 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,068 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$433K

\$402K low

\$463K high

Last Sale

\$223,000 · Nov 25, 2008

Est. Owner Equity

\$261,150

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,345 (2025)
Assessed Value	\$292,898
Previous Assessed	\$292,898

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.14
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

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
Nov 5, 2008	Resale	Grant Deed	\$223,000	\$108	\$178K
Aug 25, 2008	Non-arms-length	Trustees Deed	\$207,000	\$100	
Aug 26, 2005	Resale	Grant Deed	\$480,500	\$232	\$96K

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	2.6 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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