

Commercial (General) **COMMERCIAL**

101 RIVER RD
RANGELY, CO 81648



44,440 ft²
LIVING AREA

5.05 ac
LOT SIZE

2024
YEAR BUILT

VALUATION

Last Sale **\$225,000 · Sep 11, 2024**

TAX & ASSESSMENT

Property Tax	\$28,943 (2025)
Assessed Value	\$359,720
Previous Assessed	\$9,860
Assessor Market Value	\$1,332,280

PROPERTY FACTS

Property Type	Commercial (General)
County	Rio Blanco
Lot (acres)	5.05
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Forced Air
Cooling	Central

Patio · 22,780 ft²

Porch · 240 ft²

CLIMATE RISK

82 FLOOD	52 WILDFIRE	71 HEAT	11 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkview Elementary School	Elementary	PK–5	0.5 mi
Rangely Junior / Senior High School	Middle	6–12	0.7 mi

District: Rangely School District Re-4

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 81648

112 CRIME INDEX	102 AIR POLLUTION	2,487 POPULATION	\$71K MEDIAN IN- COME	47°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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