

Single Family Residence

RESIDENTIAL

1443 RIVER ROCK DR

MONTROSE, CO 81403

\$488,487

TopHap Estimate · \$297 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,647 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$488K

\$460K low

\$517K high

Est. Owner Equity

\$259,066

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,237 (2025)
Assessed Value	\$33,450
Previous Assessed	\$25,960
Assessor Market Value	\$474,530

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2020	Financing	Intrafamily Transfer			\$229K
Apr 25, 2016	Resale	Warranty Deed	\$233,900	\$142	\$242K
Apr 22, 2014	Resale	Warranty Deed	\$212,000	\$129	\$216K
Jan 10, 2008	Resale	Warranty Deed	\$213,050	\$129	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.6 mi
Oak Grove Elementary School	Elementary	KG–5	1.6 mi
Columbine Middle School	Middle	6–8	2.1 mi

District: Montrose County School District Re-1j

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 81403

67 CRIME INDEX	90 AIR POLLUTION	13,179 POPULATION	\$74K MEDIAN IN-COME	45°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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