

Single Family Residence **RESIDENTIAL**

# 1419 RIVER ROCK DR

MONTROSE, CO 81403

**\$563,525** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,205 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2008**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$564K**

\$540K low

\$587K high

Last Sale

**\$470,000 · Jan 24, 2023**

Est. Owner Equity

**\$563,525**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,670 (2025) |
| Assessed Value        | \$39,930       |
| Previous Assessed     | \$32,330       |
| Assessor Market Value | \$566,390      |

## 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 <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-----------|--------------------|------|
| May 29, 2024 | Financing | Intrafamily Transfer |           |                    |      |
| Apr 30, 2024 | Quitclaim | Quit Claim Transfer  | \$500     | \$0                |      |
| Jan 23, 2023 | Resale    | Warranty Deed        | \$470,000 | \$213              |      |
| Feb 10, 2010 | Resale    | Warranty Deed        | \$245,000 | \$111              |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Montrose High School        | High       | 9–12   | 1.6 mi   |
| Oak Grove Elementary School | Elementary | KG–5   | 1.7 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>13,179</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>81%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|