

Single Family Residence **RESIDENTIAL**

1311 RIVER ROCK DR

MONTROSE, CO 81403

\$542,193 TopHap Estimate · \$269 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,016 ft²

LIVING AREA

0.18 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$542K

\$510K low

\$574K high

Last Sale

\$303,000 · Feb 4, 2019

Est. Owner Equity

\$172,193

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$2,479 (2025)
Assessed Value	\$37,070
Previous Assessed	\$29,520
Assessor Market Value	\$525,890

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2025	Financing	Intrafamily Transfer			\$370K
Jan 2, 2019	Resale	Warranty Deed	\$303,000	\$150	\$263K
Sep 24, 2014	Quitclaim	Quit Claim Transfer			
Sep 18, 2013	Financing	Intrafamily Transfer			
May 23, 2012	Resale	Warranty Deed	\$228,000	\$113	\$236K
Apr 28, 2008	Resale	Warranty Deed	\$257,054	\$128	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.5 mi
Oak Grove Elementary School	Elementary	KG–5	1.7 mi
Columbine Middle School	Middle	6–8	2.0 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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