

Rural Residence **RESIDENTIAL**

849 RIVER RANCH CT
FRUITA, CO 81521



4
BEDS

4
BATHS

3,432 ft²
LIVING AREA

3.68 ac
LOT SIZE

2018
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

Last Sale **\$140,000 · Mar 19, 2018**

TAX & ASSESSMENT

Property Tax	\$2,738 (2024)
Assessed Value	\$38,320
Previous Assessed	\$38,320
Assessor Market Value	\$562,540

PROPERTY FACTS

Property Type	Rural Residence
County	Mesa
Lot (acres)	3.68
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Geo-Thermal

Porch · 778 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2019	Financing	Intrafamily Transfer			\$703K
May 22, 2018	Financing	Trustees Deed			\$453K
Mar 15, 2018	Resale	Warranty Deed	\$140,000	\$41	\$128K
Dec 13, 2013	Resale	Warranty Deed	\$99,900	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Middle School	Middle	6–8	1.7 mi
Fruita Monument High School	High	9–12	1.9 mi
Shelledy Elementary School	Elementary	PK–5	3.3 mi

District: Mesa County Valley School District 51

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 81521

70 CRIME INDEX	94 AIR POLLUTION	15,410 POPULATION	\$81K MEDIAN IN- COME	46°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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