

Single Family Residence **RESIDENTIAL**

1312 HOME RANCH RD

RIFLE, CO 81650

\$1,147,379 TopHap Estimate · \$414 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

2,774 ft²

LIVING AREA

10.3 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$545,000 · May 11, 2017

Est. Owner Equity

\$612,379

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,539 (2025)
Assessed Value	\$54,920
Previous Assessed	\$53,470
Assessor Market Value	\$878,810

PROPERTY FACTS

Property Type	Single Family Residence
County	GARFIELD
Lot (acres)	10.30
Construction	Metal Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Shed · 256 ft²

Patio · 878 ft²

Porch · 538 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2017	Financing	Warranty Deed			\$409K
Sep 4, 2012	Resale	Warranty Deed	\$364,800	\$132	\$292K
May 1, 2006	Resale	Warranty Deed	\$110,000	\$40	
Aug 16, 2005	Quitclaim	Quit Claim Transfer			
Aug 16, 2005	Quitclaim	Quit Claim Transfer			
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wamsley Elementary School	Elementary	PK–4	1.5 mi
Rifle Middle School	Middle	5–8	2.2 mi
Rifle High School	High	9–12	2.3 mi

District: Garfield School District Re-2

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 81650

106 CRIME INDEX	99 AIR POLLUTION	14,358 POPULATION	\$78K MEDIAN IN-COME	45°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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