

Rural Residence

RESIDENTIAL

860 RIVER RANCH CT

FRUITA, CO 81521

\$1,051,886 TopHap Estimate · \$372 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,828 ft²

LIVING AREA

7.36 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.1M

\$965K low

\$1.1M high

Est. Owner Equity

\$1,051,886

TAX & ASSESSMENT

Property Tax	\$829 (2025)
Assessed Value	\$17,850
Previous Assessed	\$17,850
Assessor Market Value	\$251,580

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Mesa
Lot (acres)	7.36
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Radiant
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached

Patio · 320 ft²

Porch · 124 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2021	Financing	Beneficiary Deed			
May 3, 2021	Financing	Beneficiary Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Middle School	Middle	6–8	1.8 mi
Fruita Monument High School	High	9–12	2.0 mi
Shelledy Elementary School	Elementary	PK–5	3.4 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	Owner occupied
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