

Rural Residence

RESIDENTIAL

858 RIVER RANCH CT

FRUITA, CO 81521

\$1,076,637 TopHap Estimate · \$330 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,261 ft²

LIVING AREA

4.39 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$1.1M

\$985K low

\$1.2M high

Last Sale

\$190,000 · May 26, 2006

Est. Owner Equity

\$262,361

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,029 (2024)
Assessed Value	\$42,380
Previous Assessed	\$42,380
Assessor Market Value	\$616,940

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Mesa
Lot (acres)	4.39
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Geo-Thermal
Cooling	Central
Fireplace	Yes

Porch · 953 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 26, 2025	Financing	Intrafamily Transfer			
May 25, 2006	Resale	Warranty Deed	\$190,000	\$58	

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
Shelley 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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