

Single Family Residence

RESIDENTIAL

40 RIVER CV

BASALT, CO 81621

\$2,261,340 TopHap Estimate · \$983 / ft² · confidence 77 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,301 ft²

LIVING AREA

0.24 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

ROOMS

VALUATION

\$2.3M

\$1.7M low

\$2.8M high

Est. Owner Equity

\$0

Loan-to-Value

132%

TAX & ASSESSMENT

Property Tax	\$18,360 (2025)
Assessed Value	\$205,190
Previous Assessed	\$180,570
Assessor Market Value	\$3,283,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Eagle
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Hot Water
Cooling	None
Fireplace	Yes

Patio · 280 ft²

Porch · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2017	Financing	Intrafamily Transfer			\$1.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Basalt Elementary School	Elementary	PK-4	0.1 mi
Basalt Middle School	Middle	5-8	0.2 mi
Basalt High School	High	9-12	0.9 mi

District: Roaring Fork School District Re-1

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 81621

107 CRIME INDEX	93 AIR POLLUTION	6,483 POPULATION	\$93K MEDIAN IN-COME	38°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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