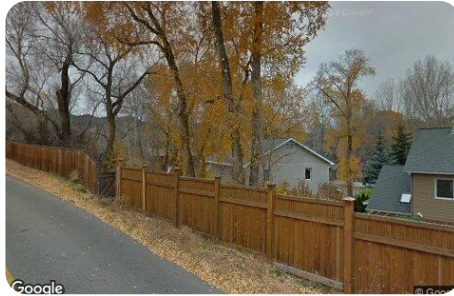
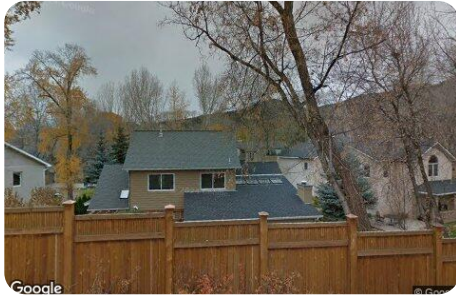


Single Family Residence **RESIDENTIAL**

90 RIVER CV

BASALT, CO 81621

\$3,550,000 TopHap Estimate · \$1,683 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,109 ft²

LIVING AREA

0.2 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$3.6M

\$2.6M low

\$4.5M high

Last Sale

\$650,000 · Sep 28, 2004

Est. Owner Equity

\$2,726,572

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$11,400 (2025)
Assessed Value	\$127,410
Previous Assessed	\$110,220
Assessor Market Value	\$2,038,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	EAGLE
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Radiant
Cooling	None
Fireplace	Yes
Pool	No

Deck · 299 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2009	Financing	Intrafamily Transfer			\$525K
Sep 28, 2004	Financing	Warranty Deed			\$520K

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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