

Rural Residence

RESIDENTIAL

847 RIVER RANCH CT

FRUITA, CO 81521

3

BEDS

3

BATHS

3,139 ft²

LIVING AREA

3.45 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$3,105 (2024)
Assessed Value	\$43,450
Previous Assessed	\$43,450
Assessor Market Value	\$636,240

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Mesa
Lot (acres)	3.45
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 495 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2017	Financing	Trustees Deed			\$632K
Mar 27, 2015	Resale	Warranty Deed	\$240,000	\$76	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fruita Middle School	Middle	6–8	1.9 mi
Fruita Monument High School	High	9–12	2.1 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner