

Rural Residence

RESIDENTIAL

856 RIVER RANCH CT

FRUITA, CO 81521

\$1,078,995 TopHap Estimate · \$289 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,733 ft²

LIVING AREA

3.04 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$987K low

\$1.2M high

Est. Owner Equity

\$1,078,995

TAX & ASSESSMENT

Property Tax	\$1,573 (2024)
Assessed Value	\$28,710
Previous Assessed	\$28,710
Assessor Market Value	\$403,160

PROPERTY FACTS

Property Type	Rural Residence
County	Mesa
Lot (acres)	3.04
Construction	Wood (Unspecified)
Roof	Roll Tar & Gravel
Heating	Radiant
Cooling	Yes
Garage	Garage, Detached

Patio · 120 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2026	Financing	Deed			
Jul 13, 2017	Quitclaim	Quit Claim Transfer			

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
Shelley Elementary School	Elementary	PK–5	3.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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