

Single Family Residence **RESIDENTIAL**

10 RUE RIVIERE DR

EDWARDS, CO 81632

\$4,930,295 TopHap Estimate · \$817 / ft² · confidence 66 · as of Jul 14, 2026



5
BEDS

7
BATHS

6,036 ft²
LIVING AREA

0.62 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

14
ROOMS

VALUATION

\$4.9M

\$3.2M low

\$6.6M high

Last Sale

\$1,500,000 · Aug 12, 2011

Est. Owner Equity

\$4,930,295

TAX & ASSESSMENT

Property Tax	\$16,049 (2025)
Assessed Value	\$274,210
Previous Assessed	\$357,570
Assessor Market Value	\$4,387,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Eagle
Lot (acres)	0.62
Construction	Wood (Unspecified)
Roof	Shingle
Heating	Radiant
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Patio · 720 ft²

Porch · 148 ft²

Sprinklers

CLIMATE RISK

100
FLOOD

35
WILDFIRE

57
HEAT

44
STORM

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Battle Mountain High School	High	9–12	0.4 mi
Berry Creek Middle School	Middle	6–8	0.5 mi
Edwards Elementary School	Elementary	KG–5	1.2 mi

District: Eagle County School District Re 50

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 81632

87 CRIME INDEX	92 AIR POLLUTION	8,417 POPULATION	\$118K MEDIAN IN-COME	36°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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