

Single Family Residence

RESIDENTIAL

1503 RIVER ROCK DR

MONTROSE, CO 81403

\$483,709

TopHap Estimate · \$298 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,622 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$484K

\$451K low

\$517K high

Last Sale

\$370,000 · Apr 2, 2021

Est. Owner Equity

\$387,709

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$2,174 (2025)
Assessed Value	\$32,500
Previous Assessed	\$25,030
Assessor Market Value	\$461,080

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2021	Resale	Special Warranty Deed	\$370,000	\$228	\$96K
May 1, 2017	Resale	Warranty Deed	\$282,000	\$174	
Jan 25, 2016	Financing	Beneficiary Deed			
Nov 26, 2014	Resale	Warranty Deed	\$212,000	\$131	
Feb 6, 2008	Financing	Intrafamily Transfer			\$217K
Jun 5, 2007	Resale	Warranty Deed	\$237,900	\$147	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.6 mi
Oak Grove Elementary School	Elementary	KG–5	1.6 mi
Columbine Middle School	Middle	6–8	2.1 mi

District: Montrose County School District Re-1j

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 81403

67 CRIME INDEX	90 AIR POLLUTION	13,179 POPULATION	\$74K MEDIAN IN-COME	45°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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