

Single Family Residence **RESIDENTIAL**

1310 RIVER ROCK DR

MONTROSE, CO 81403

\$453,978 TopHap Estimate · \$289 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,572 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

\$454K

\$420K low

\$488K high

Last Sale

\$248,000 · May 22, 2017

Est. Owner Equity

\$247,978

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,015 (2025)
Assessed Value	\$30,140
Previous Assessed	\$22,490
Assessor Market Value	\$427,600

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.18
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
May 19, 2017	Resale	Special Warranty Deed	\$248,000	\$158	\$201K
Jul 29, 2016	Financing	Special Warranty Deed			
Jul 22, 2016	Financing	Deed			
Jan 7, 2013	Financing	Intrafamily Transfer			
Sep 10, 2007	Resale	Warranty Deed	\$217,690	\$138	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.5 mi
Oak Grove Elementary School	Elementary	KG–5	1.7 mi
Columbine Middle School	Middle	6–8	2.0 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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