

Single Family Residence **RESIDENTIAL**

1410 RIVER ROCK DR

MONTROSE, CO 81403

\$528,766 TopHap Estimate · \$287 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,842 ft²

LIVING AREA

0.17 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$529K

\$490K low

\$568K high

Last Sale

\$255,000 · Oct 15, 2008

Est. Owner Equity

\$384,766

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,405 (2025)
Assessed Value	\$35,970
Previous Assessed	\$28,440
Assessor Market Value	\$510,200

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
Oct 13, 2008	Financing	Correction Deed			
Oct 13, 2008	Financing	Warranty Deed			
Oct 1, 2008	Resale	Warranty Deed	\$255,000	\$138	\$179K
Oct 1, 2008	Quitclaim	Quit Claim Transfer			
Nov 15, 2007	Resale	Warranty Deed	\$48,000	\$26	

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	2.1 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	Owner occupied
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