

Single Family Residence **RESIDENTIAL**

192 ROCKY RIVER LN

GUNNISON, CO 81230

\$1,013,597 TopHap Estimate · \$664 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,526 ft²

LIVING AREA

2 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

VALUATION

\$1M

\$912K low

\$1.1M high

Last Sale

\$272,500 · Nov 5, 2004

Est. Owner Equity

\$795,597

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,410 (2025)
Assessed Value	\$43,790
Previous Assessed	\$40,190
Assessor Market Value	\$700,620

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gunnison
Lot (acres)	2.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Metal
Heating	None

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gunnison Middle School	Middle	6–8	4.7 mi
Gunnison Elementary School	Elementary	KG–5	4.7 mi
Gunnison High School	High	9–12	5.0 mi

District: Gunnison Watershed 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 81230

91 CRIME INDEX	88 AIR POLLUTION	10,842 POPULATION	\$73K MEDIAN IN-COME	39°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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