

Single Family Residence

RESIDENTIAL

142 ROCKY RIVER LN

GUNNISON, CO 81230

\$802,466

TopHap Estimate · \$556 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,442 ft²

LIVING AREA

1.8 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$802K

\$695K low

\$910K high

Last Sale

\$742,000 · Mar 18, 2025

Est. Owner Equity

\$208,866

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,704 (2025)
Assessed Value	\$49,150
Previous Assessed	\$44,560
Assessor Market Value	\$786,450

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gunnison
Lot (acres)	1.80
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2025	Resale	Warranty Deed	\$742,000	\$515	\$594K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gunnison Middle School	Middle	6–8	4.8 mi
Gunnison Elementary School	Elementary	KG–5	4.8 mi
Gunnison High School	High	9–12	5.1 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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