

Single Family Residence **RESIDENTIAL**

159 ROCKY RIVER LN

GUNNISON, CO 81230

\$1,690,662 TopHap Estimate · \$662 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,552 ft²
LIVING AREA

1.5 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.8M high

Last Sale

\$1,540,000 · Dec 2, 2024

Est. Owner Equity

\$458,662

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,549 (2025)
Assessed Value	\$82,880
Previous Assessed	\$56,570
Assessor Market Value	\$1,326,170

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gunnison
Lot (acres)	1.50
Foundation	Concrete
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2024	Resale	Warranty Deed	\$1,540,000	\$603	\$1.2M
Apr 15, 2022	Resale	Warranty Deed	\$450,000	\$176	\$315K

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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