

Single Family Residence **RESIDENTIAL**

170 ROCKY RIVER LN

GUNNISON, CO 81230

\$1,071,745 TopHap Estimate · \$575 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,863 ft²

LIVING AREA

1.8 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.1M

\$987K low

\$1.2M high

Last Sale

\$295,000 · Sep 17, 2014

Est. Owner Equity

\$971,745

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$2,596 (2025)
Assessed Value	\$47,170
Previous Assessed	\$43,260
Assessor Market Value	\$754,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gunnison
Lot (acres)	1.80
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Heating	Baseboard
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2014	Resale	Warranty Deed	\$295,000	\$158	
Jun 30, 2006	Resale	Warranty Deed	\$318,000	\$171	\$254K

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.