

Single Family Residence

RESIDENTIAL

1427 RIVER ROCK DR

MONTROSE, CO 81403

\$573,013

TopHap Estimate · \$265 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,163 ft²

LIVING AREA

0.17 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$573K

\$541K low

\$605K high

Last Sale

\$367,750 · Jun 16, 2020

Est. Owner Equity

\$238,391

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,202 (2025)
Assessed Value	\$39,980
Previous Assessed	\$31,690
Assessor Market Value	\$567,060

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
Jun 15, 2020	Resale	Warranty Deed	\$367,750	\$170	\$336K
Jun 15, 2018	Resale	Warranty Deed	\$351,000	\$162	\$333K
Jun 23, 2008	Resale	Warranty Deed	\$274,577	\$127	\$270K
Mar 6, 2008	Resale	Warranty Deed	\$50,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.6 mi
Oak Grove Elementary School	Elementary	KG–5	1.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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