

Single Family Residence

RESIDENTIAL

1435 RIVER ROCK DR

MONTROSE, CO 81403

\$555,075

TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,193 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$555K

\$526K low

\$584K high

Last Sale

\$375,000 · Jul 8, 2020

Est. Owner Equity

\$255,075

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,660 (2025)
Assessed Value	\$39,770
Previous Assessed	\$32,180
Assessor Market Value	\$564,170

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
Jul 3, 2020	Resale	Warranty Deed	\$375,000	\$171	\$300K
Dec 18, 2019	Resale	Warranty Deed	\$360,000	\$164	\$288K
May 15, 2019	Financing	Intrafamily Transfer			
Apr 4, 2008	Resale	Warranty Deed	\$275,235	\$126	\$195K

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.

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.

OWNERSHIP

Occupancy	Absentee owner
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