

Single Family Residence **RESIDENTIAL**

1511 RIVER ROCK DR

MONTROSE, CO 81403

\$429,976 TopHap Estimate · \$258 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,665 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$430K

\$398K low

\$462K high

Last Sale

\$415,000 · Nov 19, 2025

Est. Owner Equity

\$26,029

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,120 (2025)
Assessed Value	\$31,710
Previous Assessed	\$24,250
Assessor Market Value	\$449,850

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	\$/FT²	LOAN
Nov 18, 2025	Resale	Warranty Deed	\$415,000	\$249	\$404K
Oct 31, 2019	Resale	Warranty Deed	\$266,000	\$160	\$236K
Dec 31, 2008	Resale	Warranty Deed	\$227,000	\$136	\$224K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Grove Elementary School	Elementary	KG–5	1.6 mi
Montrose High School	High	9–12	1.6 mi
Columbine Middle School	Middle	6–8	2.2 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	Owner occupied
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