

Single Family Residence **RESIDENTIAL**

281 ROCKY RIVER LN

GUNNISON, CO 81230

\$1,388,743 TopHap Estimate · \$560 / ft² · confidence 91 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,479 ft²
LIVING AREA

2 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$550,000 · Mar 25, 2016

Est. Owner Equity

\$1,388,743

TAX & ASSESSMENT

Property Tax	\$4,230 (2025)
Assessed Value	\$77,050
Previous Assessed	\$63,330
Assessor Market Value	\$1,232,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Gunnison
Lot (acres)	2.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Metal
Heating	Space

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2020	Financing	Intrafamily Transfer			
Mar 28, 2016	Quitclaim	Quit Claim Transfer			
Mar 24, 2016	Resale	Warranty Deed	\$550,000	\$222	
Mar 24, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gunnison Middle School	Middle	6–8	4.7 mi
Gunnison Elementary School	Elementary	KG–5	4.7 mi
Gunnison High School	High	9–12	5.0 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------