

Single Family Residence **RESIDENTIAL**

100 ROCKY RIVER LN

GUNNISON, CO 81230

\$828,343 TopHap Estimate · \$624 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,328 ft²
LIVING AREA

1.8 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$828K

\$780K low

\$876K high

Last Sale

\$295,000 · Jun 10, 2016

Est. Owner Equity

\$592,343

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,097 (2025)
Assessed Value	\$38,050
Previous Assessed	\$36,440
Assessor Market Value	\$608,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Gunnison
Lot (acres)	1.80
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Asphalt
Heating	Space

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2016	Quitclaim	Quit Claim Transfer			
Jun 7, 2016	Resale	Warranty Deed	\$295,000	\$222	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gunnison Middle School	Middle	6–8	4.9 mi
Gunnison Elementary School	Elementary	KG–5	4.9 mi
Gunnison High School	High	9–12	5.2 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.