

Single Family Residence **RESIDENTIAL**

1402 RIVER ROCK DR

MONTROSE, CO 81403

\$469,023 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,558 ft²

LIVING AREA

0.17 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

VALUATION

\$469K

\$446K low

\$492K high

Last Sale

\$263,400 · Mar 13, 2018

Est. Owner Equity

\$258,303

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,143 (2025)
Assessed Value	\$32,040
Previous Assessed	\$24,580
Assessor Market Value	\$454,550

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
Mar 10, 2018	Resale	Personal Representative Deed	\$263,400	\$169	\$211K
Oct 9, 2017	Financing	Intrafamily Transfer			
Oct 4, 2017	Financing	Intrafamily Transfer			
Dec 23, 2008	Quitclaim	Quit Claim Transfer			
Dec 23, 2008	Resale	Warranty Deed	\$231,000	\$148	
Nov 1, 2007	Resale	Warranty Deed	\$48,000	\$31	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.5 mi
Oak Grove Elementary School	Elementary	KG–5	1.7 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	Owner occupied
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