

Single Family Residence **RESIDENTIAL**

1318 RIVER ROCK DR

MONTROSE, CO 81403

\$512,996 TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,845 ft²
LIVING AREA

0.17 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

VALUATION

\$513K

\$479K low

\$547K high

Last Sale

\$265,224 · Nov 15, 2007

Est. Owner Equity

\$512,996

TAX & ASSESSMENT

Property Tax	\$1,900 (2025)
Assessed Value	\$35,460
Previous Assessed	\$27,940
Assessor Market Value	\$503,000

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
Nov 14, 2007	Quitclaim	Quit Claim Transfer			
Nov 14, 2007	Resale	Warranty Deed	\$265,224	\$144	

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	2.0 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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