

Single Family Residence **RESIDENTIAL**

1303 RIVER ROCK DR

MONTROSE, CO 81403

\$544,598 TopHap Estimate · \$254 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,142 ft²

LIVING AREA

0.2 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$545K

\$519K low

\$570K high

Last Sale

\$460,000 · Nov 30, 2021

Est. Owner Equity

\$544,598

TAX & ASSESSMENT

Property Tax	\$2,603 (2025)
Assessed Value	\$38,920
Previous Assessed	\$31,190
Assessor Market Value	\$552,150

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.20
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 30, 2021	Resale	Personal Representative Deed	\$460,000	\$215	
Feb 11, 2008	Resale	Warranty Deed	\$52,000	\$24	
Feb 11, 2008	Resale	Warranty Deed	\$253,684	\$118	

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

OWNERSHIP

Occupancy	Absentee owner
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