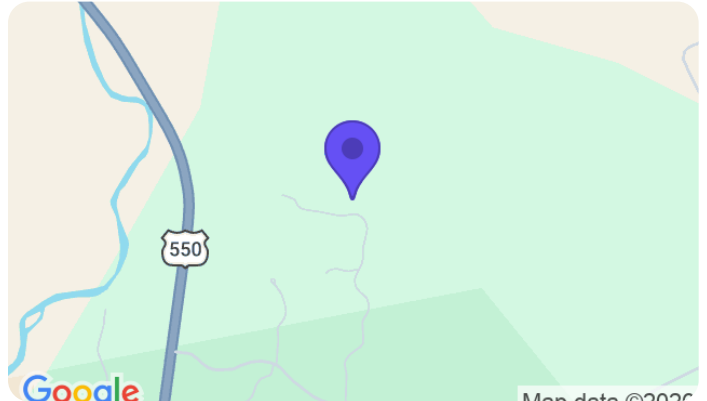


Single Family Residence **RESIDENTIAL**

545 RIDGE

MONTROSE, CO 81403

\$1,278,914 TopHap Estimate · \$356 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,595 ft²
LIVING AREA

2.86 ac
LOT SIZE

2008
YEAR BUILT

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,257,000 · Nov 12, 2025

Est. Owner Equity

\$472,414

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$3,848 (2025)

Assessed Value

\$66,770

Previous Assessed

\$65,410

Assessor Market Value

\$1,068,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OURAY
Lot (acres)	2.86
Roof	Shingle
Heating	Geo-Thermal
Garage	Garage, Basement
Pool	No

Patio · 280 ft²

CLIMATE RISK

10 FLOOD	53 WILDFIRE	70 HEAT	35 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

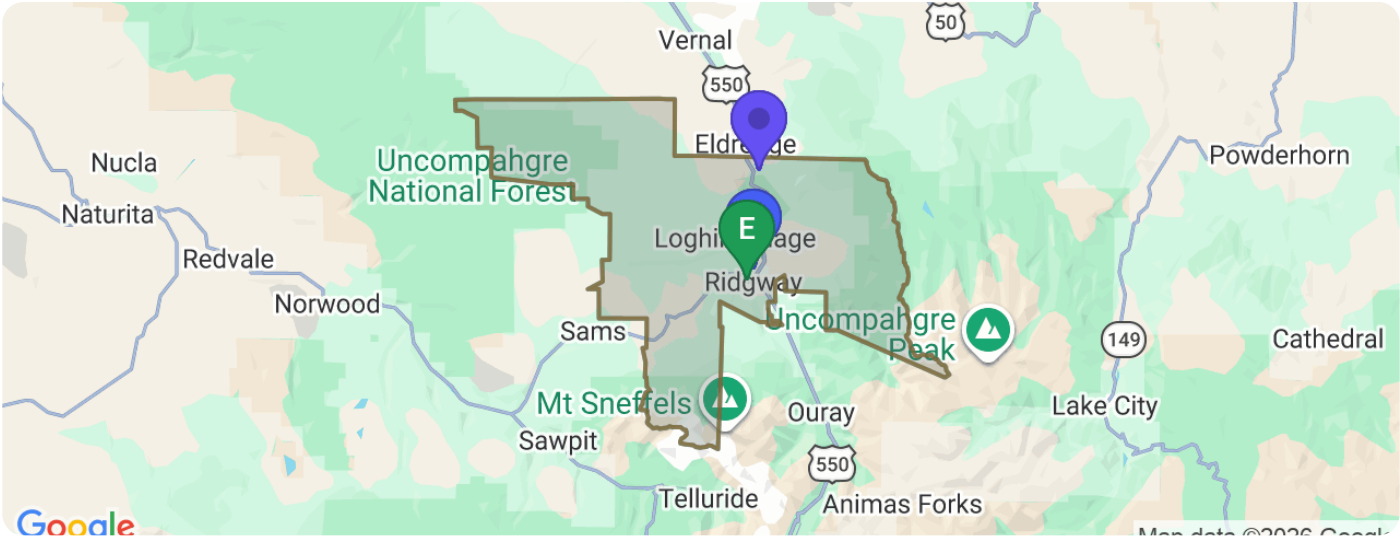
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2025	Resale	Warranty Deed	\$1,257,000	\$350	\$807K
Nov 9, 2020	Resale	Warranty Deed	\$680,000	\$189	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgway Middle School	Middle	6–8	6.7 mi
Ridgway High School	High	9–12	6.7 mi
Ridgway Elementary School	Elementary	PK–5	7.4 mi

District: Ridgway School District R-2



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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