

Single Family Residence **RESIDENTIAL**

# 463 ROB REN DR

GRAND JUNCTION, CO 81504

**\$362,182** TopHap Estimate · \$215 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,684 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$362K**

\$350K low

\$375K high

Last Sale

**\$271,500 · May 28, 2021**

Est. Owner Equity

**\$50,832**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,246 (2024) |
| Assessed Value        | \$16,660       |
| Previous Assessed     | \$16,660       |
| Assessor Market Value | \$248,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Mesa                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |

Patio · 220 ft²

Porch · 132 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| May 25, 2021 | Resale            | Warranty Deed | \$271,500 | \$161  | \$267K |
| Mar 14, 2008 | Resale            | Grant Deed    | \$157,500 | \$94   |        |
| May 31, 2006 | Resale            | Warranty Deed | \$172,000 | \$102  | \$172K |
| Mar 20, 2006 | Resale            | Trustees Deed | \$103,030 | \$61   |        |
| Feb 9, 2006  | Financing         | Trustees Deed |           |        | \$1K   |
| Sep 26, 2003 | Resale            | Grant Deed    | \$122,500 | \$73   | \$98K  |
| Jul 21, 2003 | Recorded document | Trustees Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Chatfield Elementary School | Elementary | KG–5   | 0.7 mi   |
| Central High School         | High       | 9–12   | 1.1 mi   |
| Grand Mesa Middle School    | Middle     | 6–8    | 1.3 mi   |

District: Mesa County Valley School District 51

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 81504

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>33,900</div> <div>POPULATION</div> | <div>\$65K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>71%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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