

Single Family Residence **RESIDENTIAL**

# 1319 RIVER ROCK DR

MONTROSE, CO 81403

**\$489,670** TopHap Estimate · \$282 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,735 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$490K**

\$459K low

\$521K high

Last Sale

**\$257,900 · Jun 27, 2018**

Est. Owner Equity

**\$282,670**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,315 (2025) |
| Assessed Value        | \$34,620       |
| Previous Assessed     | \$26,970       |
| Assessor Market Value | \$491,140      |

## 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 <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 26, 2018 | Resale | Warranty Deed | \$257,900 | \$149              | \$206K |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>67</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>13,179</div> <div>POPULATION</div> | <div>\$74K</div> <div>MEDIAN IN-COME</div> | <div>45°F</div> <div>AVG TEMP</div> | <div>81%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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