

Single Family Residence

RESIDENTIAL

1403 RIVER ROCK DR

MONTROSE, CO 81403

\$489,913

TopHap Estimate · \$309 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,588 ft²

LIVING AREA

0.17 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$490K

\$446K low

\$534K high

Last Sale

\$281,900 · Jun 11, 2019

Est. Owner Equity

\$329,913

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,235 (2025)
Assessed Value	\$33,420
Previous Assessed	\$25,790
Assessor Market Value	\$474,090

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	\$/FT²	LOAN
Jun 5, 2019	Resale	Warranty Deed	\$281,900	\$178	\$80K

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	2.1 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	Owner occupied
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