

Single Family Residence **RESIDENTIAL**

1411 RIVER ROCK DR

MONTROSE, CO 81403

\$549,372 TopHap Estimate · \$342 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

1.8
BATHS

1,605 ft²
LIVING AREA

0.17 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

VALUATION

\$549K

\$499K low

\$599K high

Last Sale

\$495,000 · Jul 23, 2024

Est. Owner Equity

\$549,372

TAX & ASSESSMENT

Property Tax	\$2,242 (2025)
Assessed Value	\$33,530
Previous Assessed	\$26,030
Assessor Market Value	\$475,630

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 ²	LOAN
Jul 23, 2024	Resale	Special Warranty Deed	\$495,000	\$308	
Jun 15, 2021	Financing	Beneficiary Deed			
May 23, 2018	Resale	Warranty Deed	\$251,900	\$157	
Aug 23, 2017	Resale	Warranty Deed	\$30,000	\$19	\$30K

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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