

Single Family Residence **RESIDENTIAL**

1510 RIVER ROCK DR

MONTROSE, CO 81403

\$439,390 TopHap Estimate · \$333 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,320 ft²

LIVING AREA

0.17 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

VALUATION

\$439K

\$395K low

\$484K high

Last Sale

\$391,500 · Oct 9, 2023

Est. Owner Equity

\$439,390

TAX & ASSESSMENT

Property Tax	\$1,448 (2025)
Assessed Value	\$28,710
Previous Assessed	\$21,290
Assessor Market Value	\$407,220

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 10, 2024	Financing	Beneficiary Deed			
Oct 6, 2023	Resale	Special Warranty Deed	\$391,500	\$297	
Sep 8, 2021	Resale	Warranty Deed	\$326,000	\$247	\$232K
Jun 13, 2019	Financing	Beneficiary Deed			
May 30, 2018	Resale	Warranty Deed	\$239,000	\$181	
Jan 13, 2017	Resale	Warranty Deed	\$215,000	\$163	\$211K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Grove Elementary School	Elementary	KG–5	1.6 mi
Montrose High School	High	9–12	1.6 mi
Columbine Middle School	Middle	6–8	2.2 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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