

Single Family Residence

RESIDENTIAL

1442 RIVER ROCK DR

MONTROSE, CO 81403

\$453,025

TopHap Estimate · \$289 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,570 ft²

LIVING AREA

0.17 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$453K

\$430K low

\$476K high

Last Sale

\$238,900 · Jan 19, 2018

Est. Owner Equity

\$303,025

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,116 (2025)
Assessed Value	\$31,640
Previous Assessed	\$24,170
Assessor Market Value	\$448,880

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
Jan 10, 2018	Resale	Warranty Deed	\$238,900	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.6 mi
Oak Grove Elementary School	Elementary	KG–5	1.6 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	Absentee owner
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