

Single Family Residence **RESIDENTIAL**

1434 RIVER ROCK DR

MONTROSE, CO 81403

\$510,871 TopHap Estimate · \$315 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,620 ft²

LIVING AREA

0.17 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$511K

\$477K low

\$545K high

Last Sale

\$495,000 · Jul 25, 2022

Est. Owner Equity

\$385,871

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,257 (2025)
Assessed Value	\$33,750
Previous Assessed	\$26,240
Assessor Market Value	\$478,820

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 22, 2022	Resale	Personal Representative Deed	\$495,000	\$306	
Nov 22, 2017	Resale	Warranty Deed	\$246,900	\$152	
Jun 16, 2017	Resale	Warranty Deed	\$30,000	\$19	\$300K

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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