

Single Family Residence

RESIDENTIAL

1426 RIVER ROCK DR

MONTROSE, CO 81403

\$431,990

TopHap Estimate · \$302 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,432 ft²

LIVING AREA

0.17 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$432K

\$402K low

\$462K high

Last Sale

\$227,900 · Nov 30, 2018

Est. Owner Equity

\$431,990

TAX & ASSESSMENT

Property Tax	\$2,004 (2025)
Assessed Value	\$29,970
Previous Assessed	\$22,410
Assessor Market Value	\$425,140

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
Nov 28, 2018	Resale	Warranty Deed	\$227,900	\$159	

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	Owner occupied
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