

Single Family Residence **RESIDENTIAL**

1418 RIVER ROCK DR

MONTROSE, CO 81403

\$465,529 TopHap Estimate · \$293 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,591 ft²

LIVING AREA

0.17 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

VALUATION

\$466K

\$432K low

\$499K high

Last Sale

\$256,900 · Nov 2, 2018

Est. Owner Equity

\$465,529

TAX & ASSESSMENT

Property Tax	\$2,237 (2025)
Assessed Value	\$33,450
Previous Assessed	\$25,820
Assessor Market Value	\$474,490

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 1, 2018	Resale	Warranty Deed	\$256,900	\$161	
May 18, 2018	Resale	Warranty Deed	\$35,000	\$22	\$35K

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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