

Single Family Residence **RESIDENTIAL**

1302 RIVER ROCK DR

MONTROSE, CO 81403

\$449,423 TopHap Estimate · \$324 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,386 ft²

LIVING AREA

0.2 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$449K

\$431K low

\$468K high

Last Sale

\$219,900 · Jun 6, 2018

Est. Owner Equity

\$274,523

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,976 (2025)
Assessed Value	\$29,550
Previous Assessed	\$22,120
Assessor Market Value	\$419,140

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTROSE
Lot (acres)	0.20
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
Jun 5, 2018	Resale	Warranty Deed	\$219,900	\$159	\$175K
Jul 31, 2017	Resale	Warranty Deed	\$30,000	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montrose High School	High	9–12	1.5 mi
Oak Grove Elementary School	Elementary	KG–5	1.7 mi
Columbine Middle School	Middle	6–8	2.0 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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