

Single Family Residence **RESIDENTIAL**

80 RIVER CV

BASALT, CO 81621

\$3,527,813 TopHap Estimate · \$1,323 / ft² · confidence 84 · as of Jun 23, 2026



4

BEDS

4

BATHS

2,666 ft²

LIVING AREA

0.5 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$3.5M

\$3M low

\$4.1M high

Est. Owner Equity

\$2,827,813

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$20,397 (2025)
Assessed Value	\$227,960
Previous Assessed	\$186,930
Assessor Market Value	\$3,647,380

PROPERTY FACTS

Property Type	Single Family Residence
County	Eagle
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Radiant
Cooling	None
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2026	Financing	Mortgage			\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Basalt Elementary School	Elementary	PK-4	0.1 mi
Basalt Middle School	Middle	5-8	0.2 mi
Basalt High School	High	9-12	0.9 mi

District: Roaring Fork School District Re-1

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.

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 NEIGHBORHOOD · ZIP 81621

107 CRIME INDEX	93 AIR POLLUTION	6,483 POPULATION	\$93K MEDIAN IN-COME	38°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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