

Single Family Residence **RESIDENTIAL**

720 RIVERSIDE AVE

MANCOS, CO 81328

\$520,322 TopHap Estimate · \$186 / ft² · confidence 91 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,790 ft²
LIVING AREA

0.32 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

VALUATION

\$520K

\$472K low

\$568K high

Last Sale

\$480,000 · May 27, 2022

Est. Owner Equity

\$64,322

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$2,162 (2025)

Assessed Value

\$30,496

Previous Assessed

\$24,877

Assessor Market Value

\$383,118

PROPERTY FACTS

Property Type	Single Family Residence
County	Montezuma
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Radiant

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2022	Resale	Special Warranty Deed	\$480,000	\$172	\$456K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mancos Middle School	Middle	6–8	0.3 mi
Mancos High School	High	9–12	0.3 mi
Mancos Elementary School	Elementary	KG–5	0.4 mi

District: Mancos School District Re-6

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 81328

102 CRIME INDEX	89 AIR POLLUTION	4,697 POPULATION	\$79K MEDIAN IN-COME	44°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.