

Single Family Residence **RESIDENTIAL**

864 RIVERSIDE AVE

MANCOS, CO 81328

\$484,909 TopHap Estimate · \$212 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

2

BATHS

2,282 ft²

LIVING AREA

0.24 ac

LOT SIZE

1903

YEAR BUILT

2

STORIES

VALUATION

\$485K

\$463K low

\$506K high

Last Sale

\$463,200 · Sep 25, 2025

Est. Owner Equity

\$44,909

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$1,569 (2025)
Assessed Value	\$29,923
Previous Assessed	\$17,032
Assessor Market Value	\$375,907

PROPERTY FACTS

Property Type	Single Family Residence
County	Montezuma
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2025	Resale	Special Warranty Deed	\$463,200	\$203	\$440K
Feb 25, 2022	Financing	Intrafamily Transfer			
Aug 21, 2020	Financing	Beneficiary Deed			
Nov 14, 2011	Financing	Re-Recorded Document			
Nov 14, 2011	Resale	Warranty Deed	\$17,500	\$8	
Sep 23, 2010	Financing	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mancos Middle School	Middle	6–8	0.5 mi
Mancos High School	High	9–12	0.5 mi
Mancos Elementary School	Elementary	KG–5	0.6 mi

District: Mancos School District Re-6



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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.

OWNERSHIP

Occupancy	Owner occupied
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