

Commercial (General) **COMMERCIAL**

131 RIVER RD
RANGELY, CO 81648



20
BEDS

30
BATHS

32,128 ft²
LIVING AREA

1.74 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

90
ROOMS

VALUATION

Last Sale

\$775,000 · Nov 14, 2023

TAX & ASSESSMENT

Property Tax	\$3,319 (2025)
Assessed Value	\$39,870
Previous Assessed	\$42,690
Assessor Market Value	\$637,800

PROPERTY FACTS

Property Type	Commercial (General)
County	RIO BLANCO
Lot (acres)	1.74
Construction	Wood (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Window A/C
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2023	Non-arms-length	Re-Recorded Document	\$775,000	\$24	
Nov 3, 2021	Resale	Special Warranty Deed	\$775,000	\$24	\$525K
Mar 27, 2015	Financing	Trustees Deed			
Mar 24, 2009	Financing	Correction Deed			\$370K
Nov 2, 2007	Quitclaim	Quit Claim Transfer			
Nov 2, 2007	Resale	Warranty Deed	\$1,890,000	\$59	\$1.5M
Nov 1, 2007	Quitclaim	Quit Claim Transfer			
Oct 31, 2006	Resale	Warranty Deed	\$1,000,000	\$31	\$870K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkview Elementary School	Elementary	PK–5	0.3 mi
Rangely Junior / Senior High School	Middle	6–12	0.6 mi

District: Rangely School District Re-4

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 81648

112 CRIME INDEX	102 AIR POLLUTION	2,487 POPULATION	\$71K MEDIAN IN-COME	47°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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