

Residential - Vacant Land

RESIDENTIAL

191 RIVER RIDGE DR
GRAND JUNCTION, CO 81503



0.24 ac
LOT SIZE

VALUATION

Last Sale \$120,000 · Feb 10, 2025

TAX & ASSESSMENT

Property Tax	\$1,306 (2024)
Assessed Value	\$18,830
Previous Assessed	\$18,830
Assessor Market Value	\$67,500

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Mesa
Lot (acres)	0.24
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2025	Resale	Warranty Deed	\$120,000		
Jan 8, 2009	Quitclaim	Quit Claim Transfer			
Dec 18, 2008	Quitclaim	Quit Claim Transfer			
Feb 9, 2007	Resale	Warranty Deed	\$119,900		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dos Rios Elementary School	Elementary	PK–5	0.6 mi
Orchard Mesa Middle School	Middle	6–8	1.3 mi
Grand Junction High School	High	9–12	3.2 mi

District: Mesa County Valley School District 51

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 81503

108 CRIME INDEX	98 AIR POLLUTION	16,154 POPULATION	\$68K MEDIAN IN- COME	52°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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