

Single Family Residence **RESIDENTIAL**

199 RIVER RIDGE DR

GRAND JUNCTION, CO 81503

\$795,301 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

3.5

BATHS

2,680 ft²

LIVING AREA

0.31 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$795K

\$740K low

\$851K high

Last Sale

\$485,000 · Oct 9, 2020

Est. Owner Equity

\$795,301

TAX & ASSESSMENT

Property Tax	\$3,054 (2025)
Assessed Value	\$43,150
Previous Assessed	\$40,280
Assessor Market Value	\$690,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MESA
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Patio · 360 ft²

Porch · 1,205 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2026	Financing	Transfer On Death Deed			
Mar 25, 2026	Financing	Mortgage			\$130K
Oct 9, 2020	Resale	Special Warranty Deed	\$485,000	\$181	\$439K
Mar 2, 2007	Resale	Warranty Deed	\$119,900	\$45	\$101K

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	3.1 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	Owner occupied
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