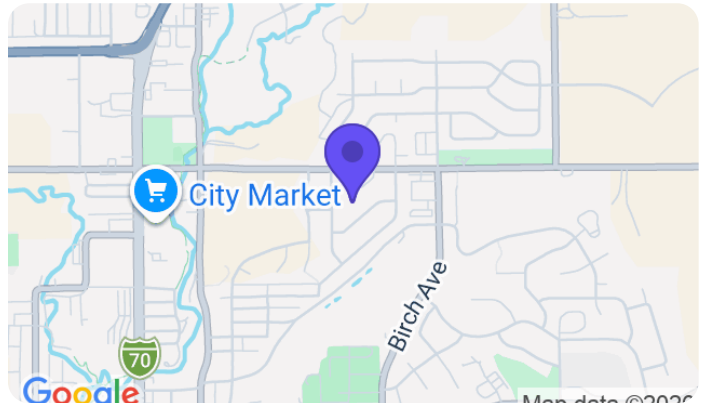
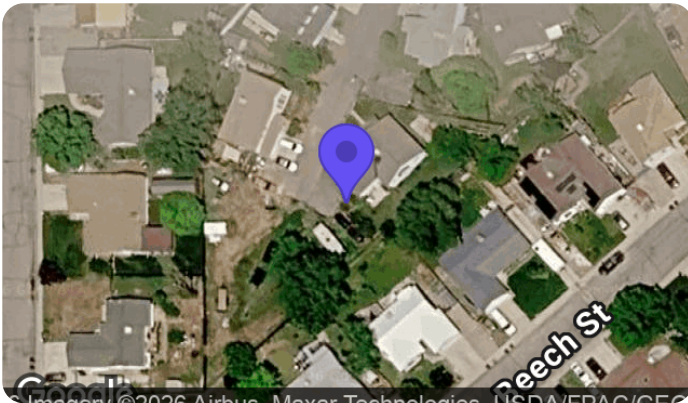


Single Family Residence **RESIDENTIAL**

1534 BALSAM CT

RIFLE, CO 81650

\$573,554 TopHap Estimate · \$247 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,324 ft²
LIVING AREA

0.3 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$574K

\$534K low

\$613K high

Last Sale

\$310,000 · Feb 3, 2020

Est. Owner Equity

\$211,324

Loan-to-Value

63%

TAX & ASSESSMENT

Assessed Value	\$31,690
Previous Assessed	\$24,940
Assessor Market Value	\$506,970

PROPERTY FACTS

Property Type	Single Family Residence
County	Garfield
Lot (acres)	0.30
Construction	Metal Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Fireplace	Yes

Balcony

Patio · 170 ft²

Porch · 108 ft²

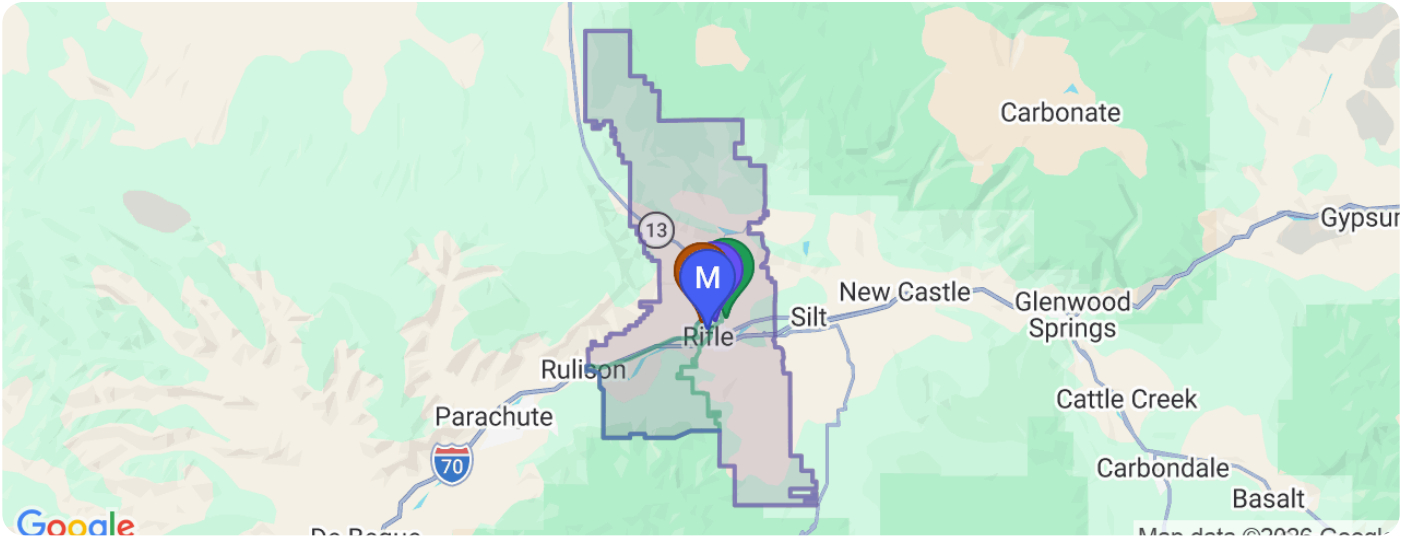
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2011	Resale	Special Warranty Deed	\$204,000	\$88	\$199K
Jul 13, 2010	Foreclosure sale	Trustees Deed			
Jun 2, 2010	Non-arms-length	Certificate Of Purchase	\$262,689	\$113	\$295K
Aug 21, 2006	Resale	Warranty Deed	\$295,000	\$127	\$295K
May 19, 2006	Resale	Warranty Deed	\$295,000	\$127	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Graham Mesa Elementary School	Elementary	PK–4	0.8 mi
Rifle Middle School	Middle	5–8	0.8 mi
Rifle High School	High	9–12	0.8 mi

District: Garfield School District Re-2



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 81650

106 CRIME INDEX	99 AIR POLLUTION	14,358 POPULATION	\$78K MEDIAN IN-COME	45°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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