

Single Family Residence

RESIDENTIAL

207 RIVER RIDGE DR

GRAND JUNCTION, CO 81503

\$812,740 TopHap Estimate · \$203 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,008 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$813K

\$771K low

\$855K high

Last Sale

\$81,900 · Feb 3, 2006

Est. Owner Equity

\$0

Loan-to-Value

118%

TAX & ASSESSMENT

Property Tax	\$3,520 (2024)
Assessed Value	\$50,760
Previous Assessed	\$50,760
Assessor Market Value	\$757,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Mesa
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Concrete
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Patio · 600 ft²

Porch · 699 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2021	Financing	Intrafamily Transfer			
Feb 4, 2008	Quitclaim	Quit Claim Transfer			\$417K
Jul 21, 2006	Quitclaim	Quit Claim Transfer			\$440K
Jan 30, 2006	Resale	Warranty Deed	\$81,900	\$20	\$57K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dos Rios Elementary School	Elementary	PK–5	0.5 mi
Orchard Mesa Middle School	Middle	6–8	1.2 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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