

Residential (General/Single)

RESIDENTIAL

70 RUSTIC RIDGE RD

IGNACIO, CO 81137

\$428,619

TopHap Estimate · \$187 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,293 ft²

LIVING AREA

4.04 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

VALUATION

\$429K

\$341K low

\$516K high

Last Sale

\$125,000 · Sep 10, 2024

Est. Owner Equity

\$0

Loan-to-Value

119%

TAX & ASSESSMENT

Property Tax	\$2,122 (2025)
Assessed Value	\$33,600
Previous Assessed	\$41,010
Assessor Market Value	\$549,110

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Modular
County	LA PLATA
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2024	Resale	Warranty Deed	\$125,000	\$55	\$466K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ignacio Middle School	Middle	6–8	4.6 mi
Ignacio High School	High	9–12	4.7 mi
Ignacio Elementary School	Elementary	KG–5	4.7 mi

District: Ignacio School District 11-Jt

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 81137

130 CRIME INDEX	82 AIR POLLUTION	6,180 POPULATION	\$68K MEDIAN IN- COME	47°F AVG TEMP	80% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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