

Single Family Residence **RESIDENTIAL**

217 RUSTIC RIDGE RD

IGNACIO, CO 81137

\$819,000 TopHap Estimate · \$453 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

1.8
BATHS

1,806 ft²
LIVING AREA

4.12 ac
LOT SIZE

2021
YEAR BUILT

2
STORIES

VALUATION

\$819K

\$775K low

\$863K high

Last Sale

\$738,000 · May 31, 2023

Est. Owner Equity

\$154,800

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax

\$2,739 (2025)

Assessed Value

\$49,230

Previous Assessed

\$49,620

Assessor Market Value

\$793,960

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	LA PLATA
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 30, 2023	Resale	Special Warranty Deed	\$738,000	\$409	\$664K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ignacio Middle School	Middle	6–8	4.7 mi
Ignacio Elementary School	Elementary	KG–5	4.8 mi
Ignacio High School	High	9–12	4.8 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

Owner occupied