

Single Family Residence

RESIDENTIAL

106 RIVER RIDGE LN

SALIDA, CO 81201

\$812,818

TopHap Estimate · \$582 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,396 ft²

LIVING AREA

0.17 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$813K

\$778K low

\$848K high

Last Sale

\$720,000 · Aug 8, 2022

Est. Owner Equity

\$812,818

TAX & ASSESSMENT

Property Tax	\$2,210 (2024)
Assessed Value	\$49,060
Previous Assessed	\$49,060
Assessor Market Value	\$787,182

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Chaffee
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Detached

Porch · 178 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2023	Financing	Intrafamily Transfer			
Aug 4, 2022	Resale	Special Warranty Deed	\$720,000	\$516	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Salida Middle School	Middle	5–8	0.7 mi
Salida High School	High	9–12	0.7 mi
Longfellow Elementary School	Elementary	KG–4	1.1 mi

District: Salida School District R-32

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 81201

100 CRIME INDEX	97 AIR POLLUTION	11,206 POPULATION	\$66K MEDIAN IN-COME	39°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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