

Duplex (2 Units, Any Combination)

RESIDENTIAL

133 RIVER RIDGE LN

SALIDA, CO 81201



4

BEDS

3

BATHS

1,860 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2021

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

Last Sale

\$725,000 · Jun 13, 2022

TAX & ASSESSMENT

Property Tax	\$2,088 (2024)
Assessed Value	\$42,120
Previous Assessed	\$42,120
Assessor Market Value	\$683,630

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Chaffee
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Attached

Porch · 56 ft²

CLIMATE RISK

1 FLOOD	44 WILDFIRE	57 HEAT	12 STORM	61 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2022	Resale	Special Warranty Deed	\$725,000	\$390	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Salida Middle School	Middle	5–8	0.7 mi
Salida High School	High	9–12	0.8 mi
Longfellow Elementary School	Elementary	KG–4	1.2 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	Owner occupied
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