

Duplex (2 Units, Any Combination) **RESIDENTIAL**

138 RIVER RIDGE LN
SALIDA, CO 81201



3

BEDS

2

BATHS

1,441 ft²

LIVING AREA

1,652 ft²

LOT SIZE

2021

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

Last Sale

\$648,317 · Apr 8, 2026

TAX & ASSESSMENT

Property Tax	\$2,282 (2025)
Assessed Value	\$41,970
Previous Assessed	\$44,520
Assessor Market Value	\$671,412

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	CHAFFEE
Lot (acres)	0.04
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Porch · 40 ft²

CLIMATE RISK

1 FLOOD	45 WILDFIRE	57 HEAT	12 STORM	61 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2026	Resale	Special Warranty Deed	\$648,317	\$450	\$348K

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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