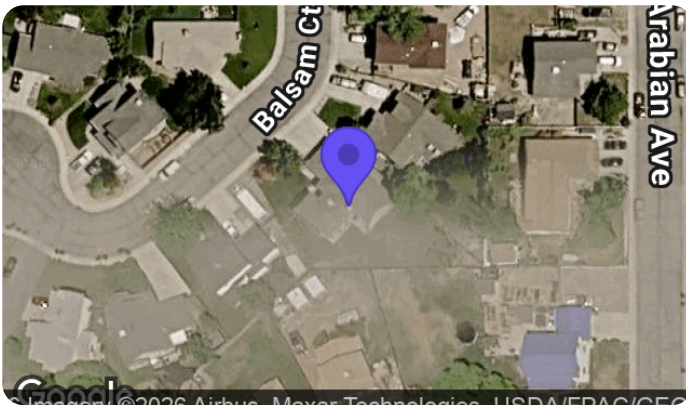


Single Family Residence **RESIDENTIAL**

1576 BALSAM CT

RIFLE, CO 81650

\$560,429 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,732 ft²
LIVING AREA

0.21 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$560K

\$529K low

\$591K high

Last Sale

\$425,000 · Aug 3, 2021

Est. Owner Equity

\$220,429

Loan-to-Value

64%

TAX & ASSESSMENT

Assessed Value	\$36,730
Previous Assessed	\$28,600
Assessor Market Value	\$587,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Garfield
Lot (acres)	0.21
Construction	Metal Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Evaporative
Fireplace	Yes

Patio · 170 ft²

Porch · 156 ft²

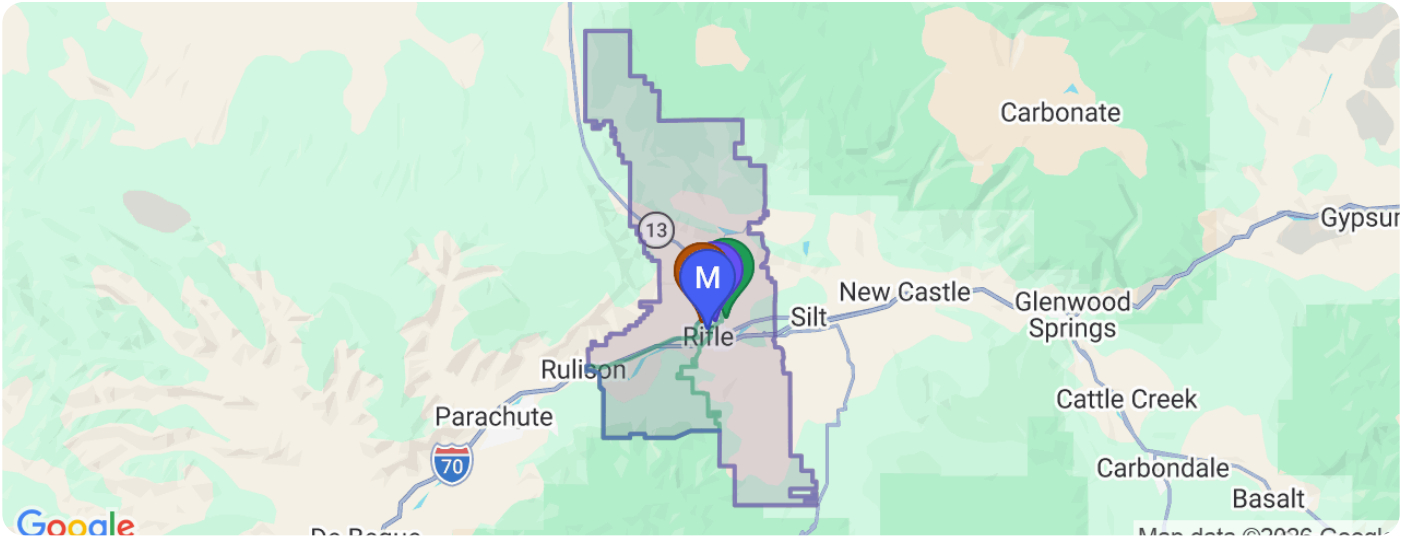
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2021	Resale	Special Warranty Deed	\$425,000	\$245	\$340K
Jun 30, 2020	Resale	Special Warranty Deed	\$343,000	\$198	\$274K
Apr 17, 2015	Resale	Warranty Deed	\$259,500	\$150	\$247K
Nov 8, 2006	Financing	Intrafamily Transfer			\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Graham Mesa Elementary School	Elementary	PK–4	0.7 mi
Rifle Middle School	Middle	5–8	0.8 mi
Rifle High School	High	9–12	0.9 mi

District: Garfield School District Re-2



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 81650

106 CRIME INDEX	99 AIR POLLUTION	14,358 POPULATION	\$78K MEDIAN IN-COME	45°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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