

Single Family Residence **RESIDENTIAL**

1581 BALSAM CT

RIFLE, CO 81650

\$487,904 TopHap Estimate · \$310 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,574 ft²

LIVING AREA

0.14 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$488K

\$454K low

\$522K high

Last Sale

\$345,000 · Sep 30, 2020

Est. Owner Equity

\$160,154

Loan-to-Value

66%

TAX & ASSESSMENT

Assessed Value	\$30,800
Previous Assessed	\$23,540
Assessor Market Value	\$492,910

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Garfield
Lot (acres)	0.14
Construction	Metal Frame (Unspecified)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Evaporative
Fireplace	Yes

Patio · 166 ft²

Porch · 44 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2020	Resale	Special Warranty Deed	\$345,000	\$219	\$328K
Aug 7, 2020	Quitclaim	Quit Claim Transfer			
Jun 28, 2013	Resale	Warranty Deed	\$240,000	\$152	\$236K
Sep 13, 2010	Financing	Special Warranty Deed			\$140K

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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