

Single Family Residence **RESIDENTIAL**

11480 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$476,669 TopHap Estimate · \$292 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,630 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$477K

\$462K low

\$492K high

Est. Owner Equity

\$218,054

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,498 (2025)
Assessed Value	\$24,060
Previous Assessed	\$34,580
Assessor Market Value	\$485,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Adams
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2025	Financing	Transfer On Death Deed			
Mar 25, 2005	Resale	Warranty Deed	\$225,000	\$138	\$180K
Dec 27, 1999	Resale	Grant Deed	\$183,800	\$113	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.1 mi
Prairie View High School	High	9–12	1.0 mi
Prairie View Middle School	Middle	6–8	1.2 mi

District: Brighton School District 27j

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 80640

61 CRIME INDEX	95 AIR POLLUTION	14,556 POPULATION	\$94K MEDIAN IN-COME	51°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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