

Single Family Residence **RESIDENTIAL**

11576 RIVER RUN CT

COMMERCE CITY, CO 80640

\$527,768 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,040 ft²

LIVING AREA

0.28 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$528K

\$500K low

\$555K high

Last Sale

\$177,000 · May 24, 2011

Est. Owner Equity

\$397,603

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,135 (2025)
Assessed Value	\$35,120
Previous Assessed	\$39,200
Assessor Market Value	\$562,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached

Porch · 372 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2015	Financing	Intrafamily Transfer			\$159K
May 20, 2011	Resale	Warranty Deed	\$177,000	\$87	\$173K
Mar 18, 2008	Resale	Special Warranty Deed	\$175,000	\$86	\$96K
Nov 7, 2007	Recorded document	Trustees Deed			
Jul 27, 2007	Resale	Certificate Of Purchase	\$187,164	\$92	
Jun 18, 2002	Quitclaim	Quit Claim Transfer			\$177K
Jan 12, 2001	Resale	Grant Deed	\$188,800	\$93	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 mi
Prairie View High School	High	9–12	0.9 mi
Prairie View Middle School	Middle	6–8	1.1 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------