

Single Family Residence

RESIDENTIAL

11609 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$490,530

TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,883 ft²

LIVING AREA

0.14 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$491K

\$474K low

\$508K high

Last Sale

\$490,000 · Sep 28, 2021

Est. Owner Equity

\$14,315

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,873 (2025)
Assessed Value	\$30,810
Previous Assessed	\$35,050
Assessor Market Value	\$493,000

PROPERTY FACTS

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

Porch · 61 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2021	Resale	Warranty Deed	\$490,000	\$260	\$476K
Feb 29, 2008	Resale	Grant Deed	\$180,000	\$96	\$177K
Feb 20, 2008	Recorded document	Trustees Deed			
Oct 22, 2007	Resale	Certificate Of Purchase	\$177,650	\$94	\$221K
Apr 20, 2001	Resale	Grant Deed	\$189,950	\$101	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.3 mi
Prairie View High School	High	9–12	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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