

Single Family Residence **RESIDENTIAL**

2012 RIVER GLEN DR

BERTHOUD, CO 80513

\$1,193,528 TopHap Estimate · \$292 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

4,092 ft²
LIVING AREA

2.47 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$900,000 · Jun 2, 2026

Est. Owner Equity

\$293,528

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,095 (2025)
Assessed Value	\$67,788
Assessor Market Value	\$1,084,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	LARIMER
Lot (acres)	2.47
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 460 ft²

Porch · 992 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2026	Resale	Special Warranty Deed	\$900,000	\$220	\$900K
Dec 13, 2021	Financing	Intrafamily Transfer			
May 10, 2004	Financing	Trustees Deed			\$466K
May 29, 2003	Resale	Grant Deed	\$138,000	\$34	\$86K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berthoud High School	High	9–12	2.0 mi
Ivy Stockwell Elementary School	Elementary	KG–5	2.3 mi
Turner Middle School	Middle	6–8	2.5 mi

District: Thompson School District R-2j

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 80513

52 CRIME INDEX	100 AIR POLLUTION	16,675 POPULATION	\$116K MEDIAN IN- COME	49°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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