

Single Family Residence **RESIDENTIAL**

11245 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$518,192 TopHap Estimate · \$258 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,007 ft²
LIVING AREA

0.18 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$518K

\$493K low

\$544K high

Last Sale

\$181,200 · May 13, 1999

Est. Owner Equity

\$326,192

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,981 (2025)
Assessed Value	\$31,810
Previous Assessed	\$36,120
Assessor Market Value	\$509,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 1999	Resale	Grant Deed	\$181,200	\$90	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.3 mi
Prairie View High School	High	9–12	1.3 mi
Prairie View Middle School	Middle	6–8	1.4 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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