

Single Family Residence **RESIDENTIAL**

264 RUNNING RIVER WAY

BELLVUE, CO 80512

\$1,284,777 TopHap Estimate · \$478 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,688 ft²

LIVING AREA

35.3 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$1,250,000 · Jun 24, 2025

Est. Owner Equity

\$1,284,777

TAX & ASSESSMENT

Property Tax	\$5,817 (2024)
Assessed Value	\$58,484
Previous Assessed	\$58,484
Assessor Market Value	\$872,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Larimer
Lot (acres)	35.30
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Metal
Heating	Electric
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Balcony

Patio · 920 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2025	Resale	Warranty Deed	\$1,250,000	\$465	
Jul 22, 2020	Financing	Intrafamily Transfer			\$309K
Mar 19, 2015	Resale	Warranty Deed	\$75,100	\$28	
Aug 7, 2014	Resale	Grant Deed	\$7,000	\$3	
Aug 7, 2014	Resale	Grant Deed	\$7,000	\$3	
Aug 7, 2014	Resale	Warranty Deed	\$286,000	\$106	\$276K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cache La Poudre Middle School	Middle	6–8	7.3 mi
Cache La Poudre Elementary School	Elementary	PK–5	7.3 mi
Poudre High School	High	9–12	10.0 mi

District: Poudre School District R-1

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 80512

151 CRIME INDEX	95 AIR POLLUTION	2,458 POPULATION	\$91K MEDIAN IN- COME	35°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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