

Single Family Residence **RESIDENTIAL**

11686 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$590,913 TopHap Estimate · \$257 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,298 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$591K

\$562K low

\$620K high

Last Sale

\$510,000 · Sep 15, 2021

Est. Owner Equity

\$131,913

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,151 (2025)
Assessed Value	\$35,370
Previous Assessed	\$39,670
Assessor Market Value	\$566,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 1,296 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2021	Resale	Warranty Deed	\$510,000	\$222	\$434K
Apr 1, 2018	Resale	Warranty Deed	\$390,000	\$170	\$383K
May 4, 2016	Resale	Warranty Deed	\$359,500	\$156	\$257K
Jun 5, 2000	Resale	Grant Deed	\$216,700	\$94	\$201K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.5 mi
Prairie View High School	High	9–12	1.0 mi
Prairie View Middle School	Middle	6–8	1.3 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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