

Single Family Residence **RESIDENTIAL**

11492 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$396,838 TopHap Estimate · \$326 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,219 ft²
LIVING AREA

0.18 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$397K

\$363K low

\$431K high

Last Sale

\$143,870 · Dec 27, 1999

Est. Owner Equity

\$252,638

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,712 (2025)
Assessed Value	\$27,500
Previous Assessed	\$31,160
Assessor Market Value	\$440,000

PROPERTY FACTS

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

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 1999	Resale	Grant Deed	\$143,900	\$118	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 mi
Prairie View High School	High	9–12	1.0 mi
Prairie View Middle School	Middle	6–8	1.2 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.