

Single Family Residence **RESIDENTIAL**

11491 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$475,524 TopHap Estimate · \$292 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,630 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$476K

\$464K low

\$487K high

Last Sale

\$211,000 · Feb 24, 2004

Est. Owner Equity

\$304,524

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,529 (2025)
Assessed Value	\$24,560
Previous Assessed	\$34,980
Assessor Market Value	\$493,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Adams
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2008	Quitclaim	Quit Claim Transfer			
Feb 24, 2004	Resale	Grant Deed	\$211,000	\$129	\$151K
Nov 3, 1999	Resale	Grant Deed	\$170,400	\$105	\$169K

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	1.3 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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