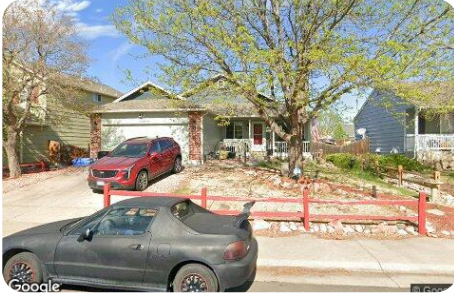


Single Family Residence **RESIDENTIAL**

# 11449 RIVER RUN PKWY

COMMERCE CITY, CO 80640

**\$598,638** TopHap Estimate · \$367 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,630 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$599K**

\$582K low

\$615K high

Last Sale

**\$330,000 · Jul 22, 2016**

Est. Owner Equity

**\$196,638**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,062 (2025) |
| Assessed Value        | \$33,120       |
| Previous Assessed     | \$37,790       |
| Assessor Market Value | \$530,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Adams                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 192 ft²

Patio · 192 ft²

Porch · 90 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jan 6, 2023  | Financing | Intrafamily Transfer |           |        | \$402K |
| Jul 19, 2016 | Resale    | Grant Deed           | \$330,000 | \$202  | \$314K |
| Jan 2, 2015  | Quitclaim | Quit Claim Transfer  |           |        |        |
| Nov 25, 2014 | Resale    | Grant Deed           | \$270,000 | \$166  | \$276K |
| Oct 19, 1999 | Resale    | Grant Deed           | \$171,800 | \$105  | \$137K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Thimmig Elementary School  | Elementary | PK–5   | 0.2 mi   |
| Prairie View High School   | High       | 9–12   | 1.1 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 14,556<br>POPULATION | \$94K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 69%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|