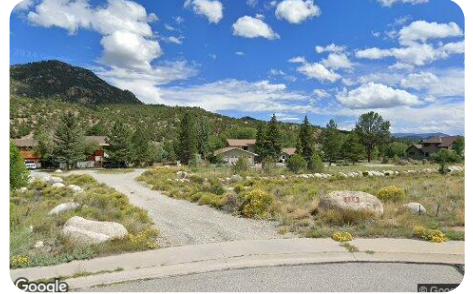


Single Family Residence **RESIDENTIAL**

112 RIVER RUN DR

BUENA VISTA, CO 81211

\$1,518,196 TopHap Estimate · \$581 / ft² · confidence 85 · as of Jul 14, 2026



2,612 ft²
LIVING AREA

0.74 ac
LOT SIZE

2008
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,475,000 · Oct 8, 2025

Est. Owner Equity

\$843,196

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,128 (2025)
Assessed Value	\$100,730
Previous Assessed	\$82,170
Assessor Market Value	\$1,611,620

PROPERTY FACTS

Property Type	Single Family Residence
County	CHAFFEE
Lot (acres)	0.74
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Radiant
Garage	Garage, Attached
Pool	No

Porch · 1,120 ft²

CLIMATE RISK

100
FLOOD

22
WILDFIRE

61
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2025	Resale	Special Warranty Deed	\$1,475,000	\$565	\$675K
Jul 15, 2016	Financing	Intrafamily Transfer			
Oct 11, 2005	Resale	Warranty Deed	\$105,000	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buena Vista High School	High	9–12	0.5 mi
Buena Vista Middle School	Middle	6–8	0.5 mi
Avery Parsons Elementary School	Elementary	KG–5	0.6 mi

District: Buena Vista School District R-31

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 81211

109 CRIME INDEX	91 AIR POLLUTION	8,306 POPULATION	\$67K MEDIAN IN-COME	32°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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