

Residential - Vacant Land

RESIDENTIAL

72 RUNNING RIVER WAY

BELLVUE, CO 80512



17.15 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$5,331 (2024)
Assessed Value	\$50,220
Previous Assessed	\$50,220
Assessor Market Value	\$180,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Larimer
Lot (acres)	17.15
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 21, 2022	Financing	Intrafamily Transfer			
Oct 8, 2009	Recorded document	Grant Deed			
Aug 12, 2009	Recorded document	Trustees Deed			
Jul 17, 2009	Resale	Certificate Of Purchase	\$34,775		\$77K
Jan 23, 2009	Resale	Certificate Of Purchase	\$39,787		\$77K
Dec 3, 2008	Non-arms-length	Certificate Of Purchase	\$212		
Oct 26, 2005	Resale	Warranty Deed	\$85,000		\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cache La Poudre Middle School	Middle	6–8	7.3 mi
Cache La Poudre Elementary School	Elementary	PK–5	7.3 mi
Poudre High School	High	9–12	10.0 mi

District: Poudre School District R-1

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 80512

151 CRIME INDEX	95 AIR POLLUTION	2,458 POPULATION	\$91K MEDIAN IN-COME	35°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner