

Single Family Residence

RESIDENTIAL

8105 RIVER RUN DR

GREELEY, CO 80634

\$541,135 TopHap Estimate · \$305 / ft² · confidence 94 · as of Jul 14, 2026

2

BEDS

3

BATHS

1,777 ft²

LIVING AREA

2,352 ft²

LOT SIZE

2016

YEAR BUILT

1

STORIES

VALUATION

\$541K

\$511K low

\$571K high

Last Sale

\$474,000 · Aug 2, 2021

Est. Owner Equity

\$161,935

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax

\$3,134 (2025)

Assessed Value

\$33,680

Previous Assessed

\$34,400

Assessor Market Value

\$550,273

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	WELD
Lot (acres)	0.05
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

Patio · 96 ft²

Porch · 125 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2021	Resale	Warranty Deed	\$474,000	\$267	\$379K
Aug 5, 2016	Resale	Warranty Deed	\$395,000	\$222	\$255K
Apr 25, 2016	Resale	Grant Deed	\$64,554	\$36	\$238K
Sep 29, 2015	Resale	Special Warranty Deed	\$95,000	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Severance High School	High	9–12	4.9 mi
Severance Middle School	Middle	6–8	5.0 mi
Tozer Primary School	Elementary	PK–2	5.6 mi

District: Windsor School District Re-4

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 80634

100 CRIME INDEX	97 AIR POLLUTION	72,265 POPULATION	\$82K MEDIAN IN-COME	49°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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