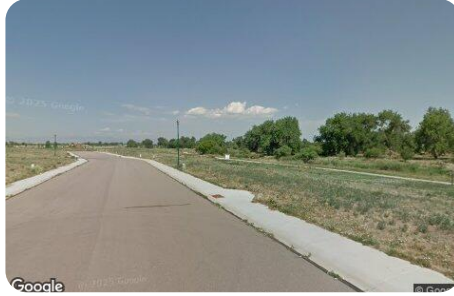


Single Family Residence **RESIDENTIAL**

7813 RIVER RUN DR

GREELEY, CO 80634

\$617,974 TopHap Estimate · \$369 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

3,180 ft²

LOT SIZE

2016

YEAR BUILT

1

STORIES

VALUATION

\$618K

\$602K low

\$634K high

Last Sale

\$615,000 · Mar 30, 2026

Est. Owner Equity

\$617,974

TAX & ASSESSMENT

Property Tax	\$3,790 (2025)
Assessed Value	\$41,600
Previous Assessed	\$41,600
Assessor Market Value	\$665,477

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Weld
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached

Balcony

Patio · 108 ft²

Porch · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2026	Resale	Warranty Deed	\$615,000	\$367	\$431K
Mar 12, 2019	Quitclaim	Quit Claim Transfer			
Jun 7, 2016	Resale	Warranty Deed	\$462,832	\$276	
Dec 14, 2015	Resale	Grant Deed	\$80,000	\$48	

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	5.7 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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