

Single Family Residence **RESIDENTIAL**

7801 RIVER RUN DR

GREELEY, CO 80634

\$632,939 TopHap Estimate · \$336 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

3

BATHS

1,882 ft²

LIVING AREA

3,006 ft²

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

\$633K

\$598K low

\$668K high

Last Sale

\$150,000 · Dec 7, 2021

Est. Owner Equity

\$0

Loan-to-Value

142%

TAX & ASSESSMENT

Property Tax	\$4,129 (2025)
Assessed Value	\$45,310
Previous Assessed	\$45,310
Assessor Market Value	\$724,860

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 · 160 ft²

Porch · 277 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2024	Financing	Warranty Deed			\$455K
Mar 22, 2023	Financing	Intrafamily Transfer			
Dec 6, 2021	Resale	Special Warranty Deed	\$150,000	\$80	
Apr 13, 2021	Quitclaim	Quit Claim Transfer			
Feb 15, 2017	Resale	Warranty Deed	\$85,000	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Severance High School	High	9–12	5.0 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
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------