

Single Family Residence **RESIDENTIAL**

11549 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$448,933 TopHap Estimate · \$303 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,482 ft²
LIVING AREA

0.16 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$449K

\$432K low

\$465K high

Last Sale

\$197,500 · Apr 22, 2013

Est. Owner Equity

\$96,433

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,801 (2025)
Assessed Value	\$29,620
Previous Assessed	\$33,300
Assessor Market Value	\$474,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2019	Financing	Intrafamily Transfer			\$164K
Apr 19, 2013	Resale	Warranty Deed	\$197,500	\$133	\$189K
Dec 31, 2012	Resale	Warranty Deed	\$161,000	\$109	
Dec 19, 2002	Resale	Grant Deed	\$204,500	\$138	\$201K
Oct 16, 2000	Resale	Grant Deed	\$174,500	\$118	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 mi
Prairie View High School	High	9–12	0.9 mi
Prairie View Middle School	Middle	6–8	1.2 mi

District: Brighton School District 27j

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 80640

61 CRIME INDEX	95 AIR POLLUTION	14,556 POPULATION	\$94K MEDIAN IN-COME	51°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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