

Single Family Residence **RESIDENTIAL**

11450 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$518,039 TopHap Estimate · \$248 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,087 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$518K

\$504K low

\$532K high

Last Sale

\$390,000 · Mar 24, 2020

Est. Owner Equity

\$60,923

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,961 (2025)
Assessed Value	\$32,250
Previous Assessed	\$36,320
Assessor Market Value	\$516,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 250 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2020	Resale	Warranty Deed	\$390,000	\$187	\$350K
Jan 18, 2002	Resale	Grant Deed	\$235,900	\$113	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.4 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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