

Single Family Residence **RESIDENTIAL**

80 RIVERDOWN DR

ASPEN, CO 81611

\$2,048,721 TopHap Estimate · \$694 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,953 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2011

YEAR BUILT

2

STORIES

VALUATION

\$2M

\$1.9M low

\$2.2M high

Last Sale

\$1,600,000 · Dec 17, 2020

Est. Owner Equity

\$0

Loan-to-Value

124%

TAX & ASSESSMENT

Property Tax	\$3,732 (2025)
Assessed Value	\$114,330
Previous Assessed	\$109,950
Assessor Market Value	\$1,829,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Pitkin
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2020	Resale	Special Warranty Deed	\$1,600,000	\$542	\$765K
Nov 1, 2013	Recorded document	Grant Deed			
Nov 1, 2013	Resale	Grant Deed	\$1,420,000	\$481	\$1.1M
Sep 8, 2009	Resale	Warranty Deed	\$146,400	\$50	\$110K
Oct 14, 2008	Resale	Warranty Deed	\$142,100	\$48	\$107K
Oct 17, 2006	Financing	Trustees Deed			\$50K
Mar 1, 2006	Resale	Warranty Deed	\$129,184	\$44	\$103K
Jan 14, 2005	Resale	Warranty Deed	\$124,215	\$42	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aspen Elementary School	Elementary	KG–4	2.3 mi
Aspen Middle School	Middle	5–8	2.3 mi
Aspen High School	High	9–12	2.4 mi

District: Aspen School District 1

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 81611

92 CRIME INDEX	98 AIR POLLUTION	11,555 POPULATION	\$100K MEDIAN IN-COME	30°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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