

Single Family Residence **RESIDENTIAL**

11426 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$553,147 TopHap Estimate · \$251 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,208 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$553K

\$536K low

\$570K high

Last Sale

\$232,500 · Jun 8, 2005

Est. Owner Equity

\$378,772

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,981 (2024)
Assessed Value	\$36,240
Previous Assessed	\$33,310
Assessor Market Value	\$533,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ADAMS
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 200 ft²

CLIMATE RISK

11
FLOOD

38
WILDFIRE

73
HEAT

14
STORM

66
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2005	Resale	Grant Deed	\$232,500	\$105	\$174K
Mar 18, 2005	Recorded document	Trustees Deed			
Dec 29, 2004	Non-arms-length	Trustees Deed	\$277,550	\$126	
Dec 11, 2001	Quitclaim	Quit Claim Transfer			\$221K

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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