

Single Family Residence **RESIDENTIAL**

11580 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$403,018 TopHap Estimate · \$331 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,219 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$403K

\$393K low

\$413K high

Last Sale

\$178,000 · Aug 10, 2012

Est. Owner Equity

\$193,618

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,588 (2025)
Assessed Value	\$26,120
Previous Assessed	\$29,820
Assessor Market Value	\$418,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2006	Resale	Special Warranty Deed	\$177,000	\$145	\$142K
Jun 16, 2006	Recorded document	Trustees Deed			
Mar 24, 2006	Recorded document	Grant Deed			
Mar 22, 2006	Non-arms-length	Trustees Deed	\$212,407	\$174	
Jun 3, 2003	Resale	Grant Deed	\$187,000	\$153	\$187K
Apr 5, 2001	Resale	Grant Deed	\$163,000	\$134	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.3 mi
Prairie View High School	High	9–12	0.8 mi
Prairie View Middle School	Middle	6–8	1.1 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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