

Single Family Residence **RESIDENTIAL**

260 RIVER RUN DR
PAGOSA SPRINGS, CO 81147

\$298,410 TopHap Estimate · confidence 81 · as of Jul 14, 2026



1.43 ac
LOT SIZE

VALUATION

\$298K

\$243K low

\$354K high

Last Sale	\$20,000 · Nov 1, 2011
Est. Owner Equity	\$0
Loan-to-Value	139%

TAX & ASSESSMENT

Property Tax	\$192 (2025)
Assessed Value	\$2,490
Previous Assessed	\$1,000
Assessor Market Value	\$39,910

PROPERTY FACTS

Property Type	Single Family Residence
County	ARCHULETA
Lot (acres)	1.43
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2014	Quitclaim	Quit Claim Transfer			
Oct 21, 2010	Resale	Warranty Deed	\$20,000		
Oct 4, 2011	Resale	Warranty Deed	\$5,000		
Oct 4, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pagosa Springs Elementary School	Elementary	KG–4	7.6 mi
Pagosa Springs High School	High	9–12	7.7 mi
Pagosa Springs Middle School	Middle	5–8	8.2 mi

District: Archuleta County School District 50-Jt

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 81147

107 CRIME INDEX	82 AIR POLLUTION	12,361 POPULATION	\$70K MEDIAN IN-COME	40°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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