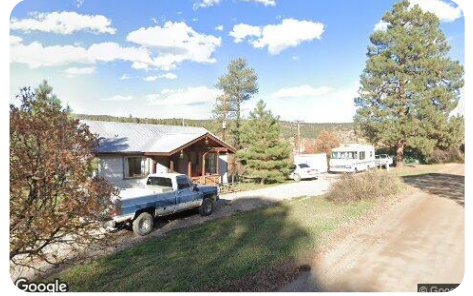


Single Family Residence **RESIDENTIAL**

76 RIVER RUN DR

PAGOSA SPRINGS, CO 81147

\$260,366 TopHap Estimate · \$515 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

506 ft²

LIVING AREA

1.3 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

5

ROOMS

5

PARKING

VALUATION

\$260K

\$239K low

\$282K high

Last Sale

\$44,000 · Jun 2, 1995

Est. Owner Equity

\$260,366

TAX & ASSESSMENT

Property Tax	\$984 (2025)
Assessed Value	\$12,800
Previous Assessed	\$15,340
Assessor Market Value	\$204,790

PROPERTY FACTS

Property Type	Single Family Residence
County	ARCHULETA
Lot (acres)	1.30
Roof	Composition Shingle
Heating	Radiant
Cooling	None
Fireplace	Yes
Pool	No

Shed · 80 ft²

Patio · 381 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pagosa Springs Elementary School	Elementary	KG–4	7.7 mi
Pagosa Springs High School	High	9–12	7.8 mi
Pagosa Springs Middle School	Middle	5–8	8.4 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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