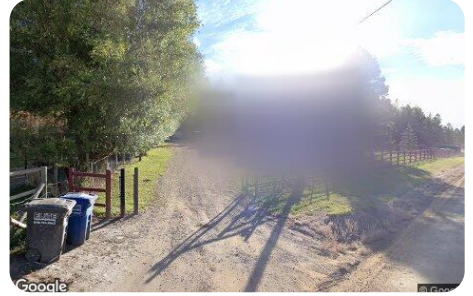


Single Family Residence **RESIDENTIAL**

88 RIVER RUN DR

PAGOSA SPRINGS, CO 81147

\$357,461 TopHap Estimate · \$333 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,072 ft²

LIVING AREA

1.95 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$357K

\$300K low

\$415K high

Last Sale

\$280,000 · Jun 22, 2022

Est. Owner Equity

\$131,461

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$1,692 (2025)
Assessed Value	\$22,000
Previous Assessed	\$18,170
Assessor Market Value	\$351,990

PROPERTY FACTS

Property Type	Single Family Residence
County	ARCHULETA
Lot (acres)	1.95
Roof	Metal
Heating	None
Cooling	None
Fireplace	Yes
Pool	No

Shed · 80 ft²

Patio · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 27, 2022	Financing	Intrafamily Transfer			\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pagosa Springs Elementary School	Elementary	KG–4	8.0 mi
Pagosa Springs High School	High	9–12	8.0 mi
Pagosa Springs Middle School	Middle	5–8	8.6 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	Owner occupied
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