

Townhouse **RESIDENTIAL**

112 CROSSCUT DR

WINTER PARK, CO 80482

\$578,212 TopHap Estimate · \$397 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

4

BATHS

1,456 ft²

LIVING AREA

1,437 ft²

LOT SIZE

1998

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

\$578K

\$488K low

\$668K high

Last Sale

\$460,000 · Sep 26, 2024

Est. Owner Equity

\$578,212

TAX & ASSESSMENT

Property Tax	\$3,864 (2025)
Assessed Value	\$63,750
Previous Assessed	\$65,350
Assessor Market Value	\$1,019,910

PROPERTY FACTS

Property Type	Townhouse
County	Grand
Lot (acres)	0.03
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Radiant
Cooling	None

CLIMATE RISK

35
 FLOOD

25
 WILDFIRE

42
 HEAT

44
 STORM

44
 DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2024	Resale	Warranty Deed	\$460,000	\$316	
Sep 26, 2024	Financing	Warranty Deed			
Sep 6, 2022	Financing	Warranty Deed			
Sep 5, 2018	Resale	Warranty Deed	\$520,000	\$357	\$418K
Jun 4, 2014	Resale	Warranty Deed	\$368,500	\$253	\$250K
Aug 17, 2005	Resale	Warranty Deed	\$440,000	\$302	\$352K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fraser Valley Elementary School	Elementary	PK–5	2.7 mi
Middle Park High School	High	9–12	14.4 mi
East Grand Middle School	Middle	6–8	14.6 mi

District: East Grand School District 2

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 80482

145 CRIME INDEX	91 AIR POLLUTION	1,054 POPULATION	\$65K MEDIAN IN-COME	33°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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