

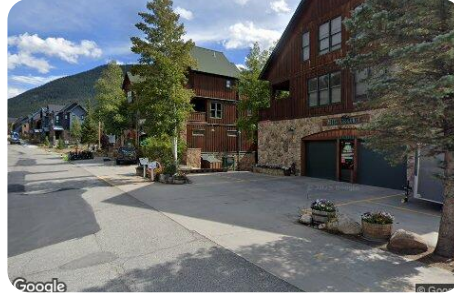
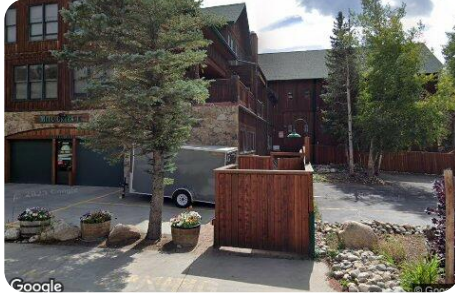
Condominium

RESIDENTIAL

56 RIVER RUN RD

KEYSTONE, CO 80435

\$484,222 TopHap Estimate · \$316 / ft² · confidence 51 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,533 ft²

LIVING AREA

0.35 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$484K

\$249K low

\$719K high

Last Sale

\$375,000 · Aug 24, 2023

Est. Owner Equity

\$484,222

TAX & ASSESSMENT

Property Tax	\$4,955 (2024)
Assessed Value	\$89,427
Previous Assessed	\$99,482
Assessor Market Value	\$1,315,100

PROPERTY FACTS

Property Type	Condominium
County	SUMMIT
Lot (acres)	0.35
Roof	Asphalt
Heating	Radiant
Pool	No

CLIMATE RISK

40 FLOOD	27 WILDFIRE	49 HEAT	39 STORM	66 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2023	Resale	Special Warranty Deed	\$187,500	\$122	
Aug 23, 2023	Resale	Special Warranty Deed	\$375,000	\$245	
Nov 12, 2018	Resale	Warranty Deed	\$325,000	\$212	\$200K
Aug 3, 2018	Resale	Warranty Deed	\$320,500	\$209	
Jul 28, 2017	Resale	Warranty Deed	\$327,500	\$214	
Mar 7, 2007	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summit Cove Elementary School	Elementary	PK–5	3.4 mi
Summit High School	High	9–12	6.5 mi
Summit Middle School	Middle	6–8	7.8 mi

District: Summit School District Re-1

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.

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 NEIGHBORHOOD · ZIP 80435

82 CRIME INDEX	92 AIR POLLUTION	7,297 POPULATION	\$107K MEDIAN IN-COME	30°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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