

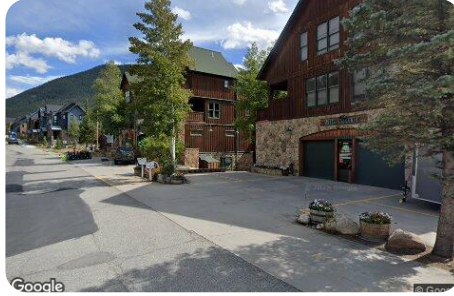
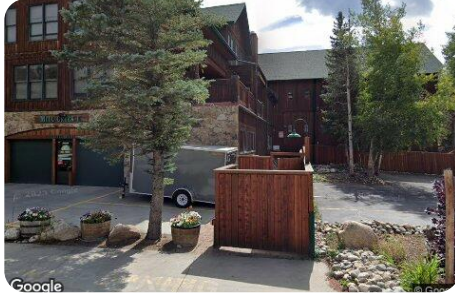
Condominium

RESIDENTIAL

56 RIVER RUN RD

KEYSTONE, CO 80435

\$2,045,759 TopHap Estimate · \$1,442 / ft² · confidence 83 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,419 ft²
LIVING AREA

0.35 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$2M

\$1.7M low

\$2.4M high

Last Sale

\$2,075,000 · Apr 15, 2025

Est. Owner Equity

\$2,045,759

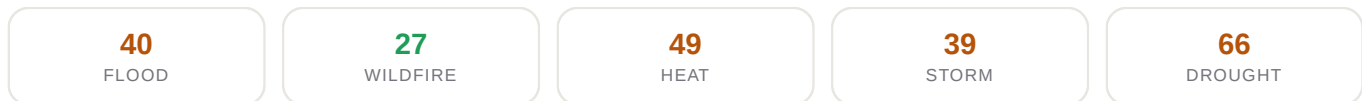
TAX & ASSESSMENT

Property Tax	\$5,012 (2024)
Assessed Value	\$97,621
Previous Assessed	\$100,580
Assessor Market Value	\$1,435,600

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2025	Resale	Warranty Deed	\$2,075,000	\$1462	
Jul 30, 2014	Resale	Warranty Deed	\$849,000	\$598	\$626K
Mar 1, 2007	Resale	Warranty Deed	\$600,000	\$423	\$505K

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.

| 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.

| OWNERSHIP

Occupancy	Absentee owner
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