

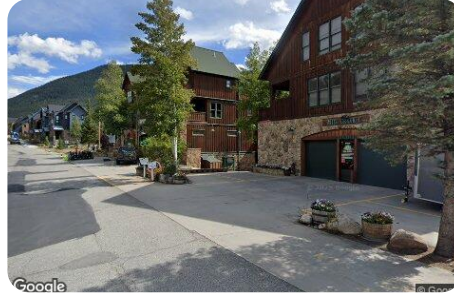
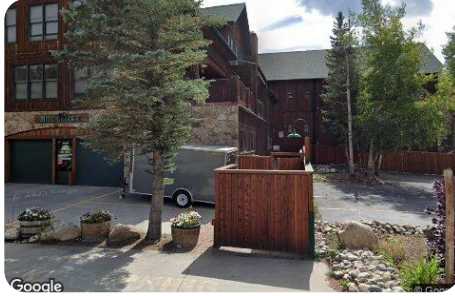
Condominium

RESIDENTIAL

56 RIVER RUN RD

KEYSTONE, CO 80435

\$1,301,286 TopHap Estimate · \$812 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2.8
BATHS

1,603 ft²
LIVING AREA

0.35 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$810,000 · Mar 12, 2019

Est. Owner Equity

\$526,160

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,747 (2024)
Assessed Value	\$88,223
Previous Assessed	\$95,455
Assessor Market Value	\$1,297,400

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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2019	Resale	Special Warranty Deed	\$810,000	\$505	\$763K
Mar 12, 2018	Resale	Warranty Deed	\$725,000	\$452	
Apr 5, 2005	Quitclaim	Quit Claim 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.

| 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	Owner occupied
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