

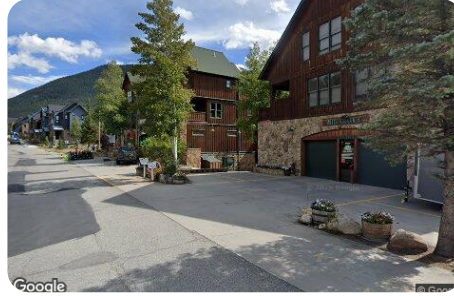
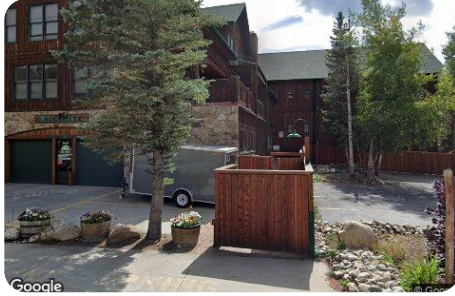
Condominium

RESIDENTIAL

56 RIVER RUN RD

KEYSTONE, CO 80435

\$1,228,688 TopHap Estimate · \$766 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,603 ft²

LIVING AREA

0.35 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$120,000 · Feb 24, 2020

Est. Owner Equity

\$1,228,688

TAX & ASSESSMENT

Property Tax	\$4,747 (2024)
Assessed Value	\$85,768
Previous Assessed	\$95,455
Assessor Market Value	\$1,261,300

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
Jan 8, 2016	Resale	Warranty Deed	\$120,000	\$75	
Jul 11, 2018	Quitclaim	Quit Claim Transfer	\$75,000	\$47	
Jun 8, 2018	Resale	Warranty Deed	\$177,500	\$111	
Apr 13, 2018	Resale	Warranty Deed	\$180,000	\$112	
Apr 9, 2018	Financing	Intrafamily Transfer			
Nov 18, 2015	Resale	Warranty Deed	\$147,500	\$92	

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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