

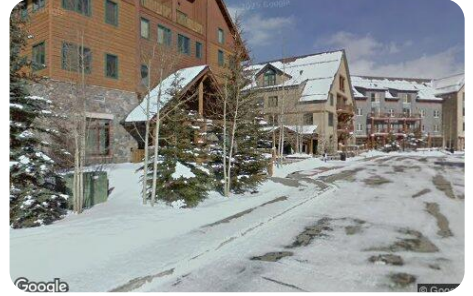
Condominium

**RESIDENTIAL**

# 91 RIVER RUN RD

KEYSTONE, CO 80435

**\$599,000** TopHap Estimate · \$1,191 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**503 ft<sup>2</sup>**

LIVING AREA

**0.77 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$599K**

\$573K low

\$625K high

Last Sale

**\$520,000 · Oct 6, 2021**

Est. Owner Equity

**\$157,000**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,860 (2024) |
| Assessed Value        | \$38,780       |
| Previous Assessed     | \$39,644       |
| Assessor Market Value | \$570,300      |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | SUMMIT      |
| Lot (acres)   | 0.78        |
| Roof          | Asphalt     |
| Heating       | Hot Water   |
| Pool          | No          |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 26<br>FLOOD | 27<br>WILDFIRE | 49<br>HEAT | 39<br>STORM | 66<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Sep 30, 2021 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Sep 28, 2021 | Resale    | Warranty Deed         | \$520,000 | \$1034 | \$442K |
| Feb 26, 2021 | Resale    | Warranty Deed         | \$445,000 | \$885  | \$250K |
| Jul 26, 2019 | Resale    | Warranty Deed         | \$392,000 | \$779  | \$353K |
| Sep 17, 2015 | Resale    | Warranty Deed         | \$225,000 | \$447  | \$180K |
| Jan 1, 2014  | Financing | Special Warranty Deed |           |        |        |
| Feb 22, 2008 | Resale    | Warranty Deed         | \$325,000 | \$646  | \$264K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Summit Cove Elementary School | Elementary | PK–5   | 3.5 mi   |
| Summit High School            | High       | 9–12   | 6.6 mi   |
| Summit Middle School          | Middle     | 6–8    | 7.9 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

|                                      |                                        |                                        |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>82</div> <div>CRIME INDEX</div> | <div>92</div> <div>AIR POLLUTION</div> | <div>7,297</div> <div>POPULATION</div> | <div>\$107K</div> <div>MEDIAN IN-COME</div> | <div>30°F</div> <div>AVG TEMP</div> | <div>69%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|