

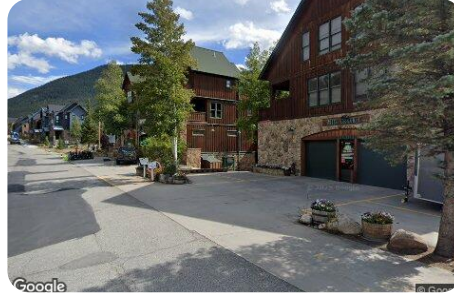
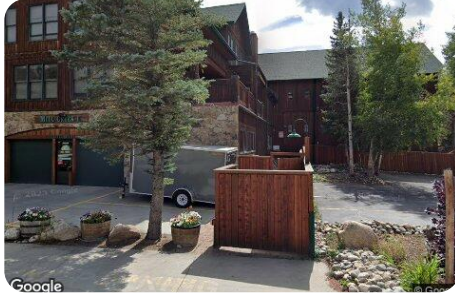
Residential - Vacant Land

RESIDENTIAL

56 RIVER RUN RD

KEYSTONE, CO 80435

\$648,396 TopHap Estimate · confidence 84 · as of Jul 14, 2026



0.35 ac
LOT SIZE

VALUATION

\$648K

\$545K low

\$752K high

Last Sale

\$75,000 · Jul 24, 2018

Est. Owner Equity

\$648,396

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	SUMMIT
Lot (acres)	0.35
Pool	No

CLIMATE RISK

100 FLOOD	28 WILDFIRE	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	\$/FT ²	LOAN
Jul 12, 2018	Quitclaim	Quit Claim Transfer			
Jul 11, 2018	Financing	Intrafamily Transfer			
Oct 30, 2012	Financing	Intrafamily Transfer			
Jun 8, 2006	Financing	Intrafamily Transfer			
Jun 8, 2006	Resale	Warranty Deed	\$150,000		
Jun 8, 2006	Financing	Intrafamily Transfer			
May 31, 2005	Resale	Warranty Deed	\$150,000		\$120K

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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