

Residential - Vacant Land **RESIDENTIAL**

195 RIVER RUN RD
KEYSTONE, CO 80435



1.09 ac
LOT SIZE

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	SUMMIT
Pool	No

CLIMATE RISK

25
FLOOD

27
WILDFIRE

49
HEAT

39
STORM

66
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2025	Resale	Warranty Deed	\$685,000		\$514K
Feb 8, 2017	Financing	Intrafamily Transfer			
Feb 11, 2013	Quitclaim	Quit Claim Transfer			
Oct 31, 2012	Resale	Warranty Deed	\$530,000		\$420K
May 14, 2010	Resale	Warranty Deed	\$480,000		
Oct 2, 2009	Financing	Intrafamily Transfer			
Aug 10, 2009	Financing	Intrafamily Transfer			
Dec 4, 2006	Quitclaim	Quit Claim Transfer			
Dec 7, 2006	Resale	Warranty Deed	\$230,000		\$196K
Nov 29, 2006	Resale	Warranty Deed	\$67,000		
Nov 9, 2006	Financing	Beneficiary Deed			
Feb 28, 2006	Resale	Warranty Deed	\$264,000		\$211K
Oct 14, 2005	Resale	Warranty Deed	\$528,000		
Sep 30, 2005	Resale	Warranty Deed	\$242,500		\$194K
Jul 22, 2005	Resale	Warranty Deed	\$324,000		\$227K
May 31, 2005	Resale	Warranty Deed	\$330,000		\$66K
Mar 4, 2005	Resale	Warranty Deed	\$331,400		\$265K
Jan 10, 2005	Resale	Warranty Deed	\$200,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summit Cove Elementary School	Elementary	PK–5	3.5 mi
Summit High School	High	9–12	6.7 mi
Summit Middle School	Middle	6–8	8.0 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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