

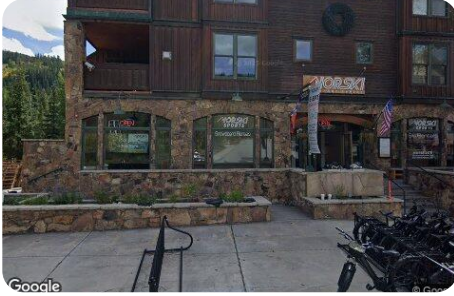
Condominium

RESIDENTIAL

70 RIVER RUN RD

KEYSTONE, CO 80435

\$1,717,451 TopHap Estimate · \$821 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,091 ft²

LIVING AREA

0.28 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.4M low

\$2.1M high

Last Sale

\$1,750,000 · Sep 10, 2024

Est. Owner Equity

\$1,217,451

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$6,331 (2024)
Assessed Value	\$114,621
Previous Assessed	\$126,094
Assessor Market Value	\$1,685,600

PROPERTY FACTS

Property Type	Condominium
County	SUMMIT
Lot (acres)	0.28
Roof	Asphalt
Heating	Radiant
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 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
Sep 5, 2024	Resale	Warranty Deed	\$1,750,000	\$837	\$500K
Dec 12, 2014	Resale	Warranty Deed	\$625,000	\$299	\$425K
Apr 8, 2008	Resale	Warranty Deed	\$1,300,000	\$622	
Mar 6, 2007	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summit Cove Elementary School	Elementary	PK–5	3.4 mi
Summit High School	High	9–12	6.6 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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