

Single Family Residence **RESIDENTIAL**

122 RIVER RUN DR

PAGOSA SPRINGS, CO 81147

\$547,129 TopHap Estimate · \$562 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

973 ft²
LIVING AREA

1 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

8
ROOMS

8
PARKING

VALUATION

\$547K

\$508K low

\$587K high

Last Sale

\$107,000 · May 22, 2002

Est. Owner Equity

\$269,306

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,558 (2025)
Assessed Value	\$34,950
Previous Assessed	\$28,290
Assessor Market Value	\$559,080

PROPERTY FACTS

Property Type	Single Family Residence
County	ARCHULETA
Lot (acres)	1.00
Roof	Composition Shingle
Heating	Radiant
Cooling	None
Fireplace	Yes
Pool	No

Shed · 224 ft²

Patio · 180 ft²

Porch · 415 ft²

CLIMATE RISK

100
FLOOD

45
WILDFIRE

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2016	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pagosa Springs Elementary School	Elementary	KG–4	8.0 mi
Pagosa Springs High School	High	9–12	8.1 mi
Pagosa Springs Middle School	Middle	5–8	8.6 mi

District: Archuleta County School District 50-Jt

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 81147

107 CRIME INDEX	82 AIR POLLUTION	12,361 POPULATION	\$70K MEDIAN IN-COME	40°F AVG TEMP	81% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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