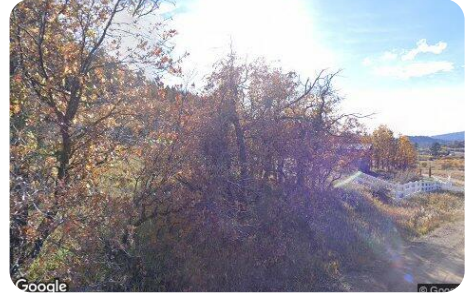


Single Family Residence **RESIDENTIAL**

465 RIVER RUN DR

PAGOSA SPRINGS, CO 81147

\$725,000 TopHap Estimate · \$498 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,456 ft²

LIVING AREA

7.1 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

10

PARKING

VALUATION

\$725K

\$678K low

\$772K high

Last Sale

\$9,000 · May 18, 2000

Est. Owner Equity

\$221,000

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,584 (2025)
Assessed Value	\$46,620
Previous Assessed	\$38,120
Assessor Market Value	\$745,870

PROPERTY FACTS

Property Type	Single Family Residence
County	ARCHULETA
Lot (acres)	7.10
Roof	Metal
Heating	Baseboard
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 280 ft²

Porch · 255 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2022	Resale	Warranty Deed	\$650,000	\$446	\$504K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pagosa Springs Elementary School	Elementary	KG–4	7.4 mi
Pagosa Springs High School	High	9–12	7.4 mi
Pagosa Springs Middle School	Middle	5–8	8.0 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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