

Single Family Residence **RESIDENTIAL**

8205 RIVER RUN DR

GREELEY, CO 80634

\$547,500 TopHap Estimate · \$203 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,698 ft²
LIVING AREA

2,944 ft²
LOT SIZE

2019
YEAR BUILT

1
STORIES

VALUATION

\$548K

\$516K low

\$579K high

Last Sale

\$3,400,000 · Nov 8, 2021

Est. Owner Equity

\$547,500

TAX & ASSESSMENT

Property Tax	\$3,380 (2025)
Assessed Value	\$36,320
Previous Assessed	\$37,090
Assessor Market Value	\$593,401

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WELD
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 148 ft²

Porch · 34 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2019	Resale	Grant Deed	\$469,663	\$174	
Sep 4, 2019	Financing	Loan Modification			\$4M
Jan 22, 2019	Resale	Warranty Deed	\$993,000	\$368	\$745K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Severance High School	High	9–12	4.8 mi
Severance Middle School	Middle	6–8	4.9 mi
Tozer Primary School	Elementary	PK–2	5.5 mi

District: Windsor School District Re-4

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 80634

100 CRIME INDEX	97 AIR POLLUTION	72,265 POPULATION	\$82K MEDIAN IN-COME	49°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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