

Single Family Residence **RESIDENTIAL**

8225 RIVER RUN DR

GREELEY, CO 80634

\$527,477 TopHap Estimate · \$220 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,398 ft²

LIVING AREA

3,220 ft²

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$527K

\$490K low

\$565K high

Last Sale

\$525,000 · Jan 6, 2023

Est. Owner Equity

\$527,477

TAX & ASSESSMENT

Property Tax	\$3,151 (2025)
Assessed Value	\$33,850
Previous Assessed	\$34,580
Assessor Market Value	\$553,149

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

Porch · 250 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 5, 2023	Resale	Special Warranty Deed	\$525,000	\$219	
Jul 9, 2022	Quitclaim	Quit Claim Transfer			\$242K
Apr 15, 2020	Financing	Intrafamily Transfer			\$250K
Apr 22, 2020	Resale	Special Warranty Deed	\$405,189	\$169	
Dec 19, 2019	Resale	Warranty Deed	\$725,000	\$302	\$516K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Severance High School	High	9–12	4.8 mi
Severance Middle School	Middle	6–8	4.8 mi
Tozer Primary School	Elementary	PK–2	5.4 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	Absentee owner
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