

Single Family Residence **RESIDENTIAL**

8221 RIVER RUN DR

GREELEY, CO 80634

\$539,208 TopHap Estimate · \$363 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

1,485 ft²
LIVING AREA

3,093 ft²
LOT SIZE

2019
YEAR BUILT

1
STORIES

VALUATION

\$539K

\$505K low

\$573K high

Last Sale

\$471,317 · Mar 24, 2020

Est. Owner Equity

\$120,408

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,380 (2025)
Assessed Value	\$37,090
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

Balcony

Patio · 148 ft²

Porch · 34 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2020	Resale	Special Warranty Deed	\$471,317	\$317	\$419K
Nov 29, 2019	Financing	Grant Deed			\$4.5M
Oct 10, 2019	Resale	Warranty Deed	\$83,000	\$56	

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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