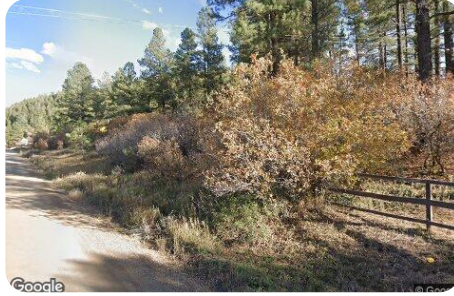


Single Family Residence **RESIDENTIAL**

97 RIVER RUN DR

PAGOSA SPRINGS, CO 81147

\$483,800 TopHap Estimate · \$360 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

1.4 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$484K

\$459K low

\$508K high

Last Sale

\$449,900 · Sep 5, 2023

Est. Owner Equity

\$483,800

TAX & ASSESSMENT

Property Tax	\$2,363 (2025)
Assessed Value	\$30,730
Previous Assessed	\$15,200
Assessor Market Value	\$491,560

PROPERTY FACTS

Property Type	Single Family Residence
County	ARCHULETA
Lot (acres)	1.40
Roof	Metal
Heating	Radiant
Cooling	None
Fireplace	Yes
Pool	No

Shed · 80 ft²

Patio · 390 ft²

Porch · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2023	Resale	Warranty Deed	\$449,900	\$335	\$219K
Dec 18, 2018	Resale	Warranty Deed	\$245,000	\$182	\$196K
Feb 4, 2011	Resale	Special Warranty Deed	\$78,000	\$58	
Oct 22, 2010	Financing	Foreclosure			
Dec 27, 2006	Resale	Warranty Deed	\$160,000	\$119	\$128K
Oct 4, 2006	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pagosa Springs Elementary School	Elementary	KG–4	7.7 mi
Pagosa Springs High School	High	9–12	7.8 mi
Pagosa Springs Middle School	Middle	5–8	8.4 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	Owner occupied
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