

Single Family Residence **RESIDENTIAL**

20 RIVER RUN CIR

FRASER, CO 80442

\$1,360,758 TopHap Estimate · \$732 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,860 ft²

LIVING AREA

2,526 ft²

LOT SIZE

2022

YEAR BUILT

2

STORIES

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$1,416,703 · Apr 4, 2024

Est. Owner Equity

\$1,360,758

TAX & ASSESSMENT

Property Tax	\$7,181 (2025)
Assessed Value	\$85,040
Previous Assessed	\$53,760
Assessor Market Value	\$1,360,680

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAND
Lot (acres)	0.06
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

25 FLOOD	28 WILDFIRE	42 HEAT	44 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2025	Financing	Warranty Deed			
Mar 28, 2024	Resale	Special Warranty Deed	\$1,416,703	\$762	
Apr 17, 2023	Quitclaim	Quit Claim Transfer			\$580K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fraser Valley Elementary School	Elementary	PK–5	2.0 mi
Middle Park High School	High	9–12	13.6 mi
East Grand Middle School	Middle	6–8	13.8 mi

District: East Grand School District 2

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 80442

129 CRIME INDEX	95 AIR POLLUTION	2,134 POPULATION	\$60K MEDIAN IN-COME	34°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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