

Single Family Residence **RESIDENTIAL**

18 RIVER RUN CIR

FRASER, CO 80442

\$1,156,544 TopHap Estimate · \$665 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,740 ft²

LIVING AREA

2,134 ft²

LOT SIZE

2022

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,132,719 · Apr 12, 2024

Est. Owner Equity

\$1,156,544

TAX & ASSESSMENT

Property Tax	\$6,447 (2025)
Assessed Value	\$76,340
Previous Assessed	\$47,540
Assessor Market Value	\$1,221,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Grand
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air

CLIMATE RISK

25
FLOOD

28
WILDFIRE

42
HEAT

44
STORM

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2024	Resale	Special Warranty Deed	\$1,132,719	\$651	\$906K
Apr 14, 2023	Financing	Intrafamily Transfer			\$556K

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.