

Single Family Residence **RESIDENTIAL**

21 RIVER RUN CIR

FRASER, CO 80442

\$1,204,367 TopHap Estimate · \$648 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,860 ft²

LIVING AREA

2,091 ft²

LOT SIZE

2022

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,407,653 · Nov 22, 2023

Est. Owner Equity

\$1,204,367

TAX & ASSESSMENT

Property Tax	\$7,840 (2025)
Assessed Value	\$92,840
Previous Assessed	\$73,570
Assessor Market Value	\$1,485,380

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
Nov 21, 2023	Resale	Special Warranty Deed	\$1,407,653	\$757	
Jun 21, 2022	Financing	Intrafamily Transfer			\$499K

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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