

Single Family Residence **RESIDENTIAL**

27 RIVER RUN CIR

FRASER, CO 80442

\$1,159,674 TopHap Estimate · \$666 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,740 ft²
LIVING AREA

1,742 ft²
LOT SIZE

2022

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,102,260 · Dec 13, 2023

Est. Owner Equity

\$409,674

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$7,106 (2025)
Assessed Value	\$84,150
Previous Assessed	\$65,940
Assessor Market Value	\$1,346,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Grand
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air

CLIMATE RISK

45 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
Dec 12, 2023	Resale	Special Warranty Deed	\$1,102,260	\$633	\$750K
Jun 20, 2022	Financing	Intrafamily Transfer			\$477K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fraser Valley Elementary School	Elementary	PK–5	1.9 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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