

Single Family Residence **RESIDENTIAL**

35 RIVER RUN CIR

FRASER, CO 80442

\$1,223,745 TopHap Estimate · \$658 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,860 ft²

LIVING AREA

2,047 ft²

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$1,329,785 · Nov 13, 2023

Est. Owner Equity

\$292,896

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,828 (2025)
Assessed Value	\$92,700
Previous Assessed	\$73,450
Assessor Market Value	\$1,483,140

PROPERTY FACTS

Property Type	Single Family Residence
County	GRAND
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

45 FLOOD	29 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 10, 2023	Resale	Special Warranty Deed	\$1,329,785	\$715	\$931K
Jun 21, 2022	Quitclaim	Quit Claim Transfer			\$499K

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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------