

Single Family Residence **RESIDENTIAL**

61 RIVER RUN CIR

FRASER, CO 80442

\$1,081,473 TopHap Estimate · \$581 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,860 ft²

LIVING AREA

2,657 ft²

LOT SIZE

2021

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Est. Owner Equity

\$433,473

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,859 (2025)
Assessed Value	\$81,230
Previous Assessed	\$63,980
Assessor Market Value	\$1,299,650

PROPERTY FACTS

Property Type	Single Family Residence
County	Grand
Lot (acres)	0.06
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air

CLIMATE RISK

52 FLOOD	29 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
Nov 8, 2023	Financing	Intrafamily Transfer			
May 22, 2023	Resale	Special Warranty Deed	\$904,640	\$486	\$648K
Oct 7, 2021	Quitclaim	Quit Claim Transfer			\$522K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fraser Valley Elementary School	Elementary	PK–5	1.9 mi
Middle Park High School	High	9–12	13.5 mi
East Grand Middle School	Middle	6–8	13.7 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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