

Single Family Residence **RESIDENTIAL**

81 RIVER RUN CIR

FRASER, CO 80442

\$1,202,929 TopHap Estimate · \$647 / ft² · confidence 90 · 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

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,273,905 · Aug 23, 2023

Est. Owner Equity

\$120,110

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,859 (2025)
Assessed Value	\$81,230
Previous Assessed	\$63,370
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

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2023	Resale	Special Warranty Deed	\$1,273,905	\$685	\$1.1M
Dec 14, 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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