

Single Family Residence **RESIDENTIAL**

95 RIVER RUN CIR

FRASER, CO 80442

\$1,291,926 TopHap Estimate · \$742 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,740 ft²

LIVING AREA

2,134 ft²

LOT SIZE

2022

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.3M high

Last Sale

\$1,290,000 · May 27, 2026

Est. Owner Equity

\$291,926

Loan-to-Value

77%

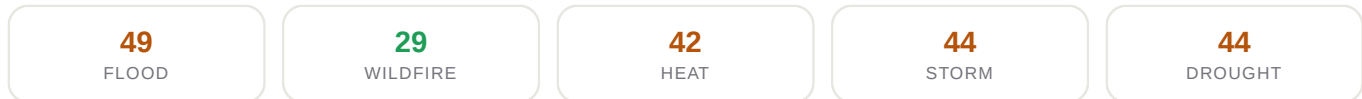
TAX & ASSESSMENT

Property Tax	\$6,198 (2025)
Assessed Value	\$73,400
Previous Assessed	\$56,480
Assessor Market Value	\$1,174,360

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2026	Resale	Special Warranty Deed	\$1,290,000	\$741	\$1M
Oct 10, 2023	Resale	Special Warranty Deed	\$1,119,412	\$643	\$784K
Jun 21, 2022	Financing	Intrafamily Transfer			\$475K

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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