

Single Family Residence **RESIDENTIAL**

# 101 RIVER RUN CIR

FRASER, CO 80442

**\$1,172,661** TopHap Estimate · \$630 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,860 ft<sup>2</sup>**

LIVING AREA

**2,744 ft<sup>2</sup>**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$1,492,000 · Dec 18, 2023**

Est. Owner Equity

**\$466,341**

Loan-to-Value

**57%**

## 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

**49**  
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   |
|--------------|-----------|-----------------------|-------------|--------|--------|
| Dec 14, 2023 | Resale    | Warranty Deed         | \$1,492,000 | \$802  | \$690K |
| Dec 14, 2023 | Financing | Special Warranty Deed |             |        |        |
| Dec 12, 2023 | Financing | Special Warranty Deed |             |        |        |
| Sep 27, 2023 | Resale    | Special Warranty Deed | \$1,365,769 | \$734  |        |
| Jun 21, 2022 | 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>2,134</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>34°F</b><br>AVG TEMP | <b>71%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|