

Single Family Residence **RESIDENTIAL**

104 RIVER RUN CIR

FRASER, CO 80442

\$1,090,265 TopHap Estimate · \$580 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,880 ft²

LIVING AREA

1,394 ft²

LOT SIZE

2022

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$1.1M

\$983K low

\$1.2M high

Last Sale

\$1,105,974 · Oct 26, 2023

Est. Owner Equity

\$965,265

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$6,025 (2025)
Assessed Value	\$71,350
Previous Assessed	\$63,590
Assessor Market Value	\$1,141,550

PROPERTY FACTS

Property Type	Single Family Residence
County	Grand
Lot (acres)	0.03
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
Oct 25, 2023	Resale	Special Warranty Deed	\$1,105,974	\$588	\$125K
Sep 7, 2023	Financing	Intrafamily Transfer			

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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