

Single Family Residence **RESIDENTIAL**

# 11631 RIVER RUN CIR

COMMERCE CITY, CO 80640

**\$476,580** TopHap Estimate · \$215 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,220 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$477K**

\$463K low

\$490K high

Last Sale

**\$220,975 · Apr 14, 2004**

Est. Owner Equity

**\$262,257**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,822 (2025) |
| Assessed Value        | \$33,460       |
| Previous Assessed     | \$30,750       |
| Assessor Market Value | \$492,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Split Level                      |
| County        | ADAMS                            |
| Lot (acres)   | 0.30                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Porch · 88 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Apr 14, 2004 | Resale | Grant Deed | \$220,980 | \$100  | \$214K |
| Apr 3, 2001  | Resale | Grant Deed | \$187,600 | \$85   | \$169K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Thimmig Elementary School  | Elementary | PK–5   | 0.2 mi   |
| Prairie View High School   | High       | 9–12   | 0.8 mi   |
| Prairie View Middle School | Middle     | 6–8    | 1.1 mi   |

District: Brighton School District 27j

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 80640

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 61<br>CRIME INDEX | 95<br>AIR POLLUTION | 14,556<br>POPULATION | \$94K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 69%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|