

Condominium

RESIDENTIAL

3454 S RACE ST

ENGLEWOOD, CO 80113

\$831,454 TopHap Estimate · \$244 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4.5

BATHS

3,402 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1971

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$831K

\$804K low

\$858K high

Last Sale

\$625,000 · Aug 8, 2017

Est. Owner Equity

\$252,454

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,620 (2025)
Assessed Value	\$64,158
Previous Assessed	\$63,344
Assessor Market Value	\$1,013,500

PROPERTY FACTS

Property Type	Condominium
Style	Bi-Level
County	ARAPAHOE
Lot (acres)	0.05
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Apt/Condo Complex

Deck · 168 ft²

Patio · 216 ft²

Porch · 294 ft²

CLIMATE RISK

46

FLOOD

33

WILDFIRE

77

HEAT

25

STORM

75

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2017	Resale	Warranty Deed	\$625,000	\$184	\$300K
Sep 4, 2012	Quitclaim	Quit Claim Transfer			
Apr 21, 2004	Resale	Grant Deed	\$365,000	\$107	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Hills Village Elementary School	Elementary	KG–5	1.1 mi
West Middle School	Middle	6–8	3.0 mi
Cherry Creek High School	High	9–12	4.6 mi

District: Cherry Creek School District 5

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 80113

121 CRIME INDEX	91 AIR POLLUTION	23,067 POPULATION	\$112K MEDIAN IN-COME	51°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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