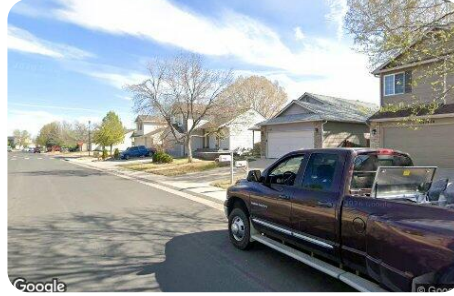


Single Family Residence **RESIDENTIAL**

11474 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$440,130 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,482 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$440K

\$410K low

\$470K high

Last Sale

\$450,000 · Oct 6, 2021

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$1,786 (2025)
Assessed Value	\$28,690
Previous Assessed	\$32,300
Assessor Market Value	\$459,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 310 ft²

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2021	Resale	Special Warranty Deed	\$450,000	\$304	\$450K
Aug 5, 2009	Resale	Special Warranty Deed	\$160,000	\$108	\$157K
Oct 17, 2008	Recorded document	Trustees Deed			
Sep 30, 2008	Resale	Certificate Of Purchase	\$154,471	\$104	
Jun 5, 2008	Recorded document	Warranty Deed			
Dec 9, 1999	Resale	Grant Deed	\$150,100	\$101	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.1 mi
Prairie View High School	High	9–12	1.0 mi
Prairie View Middle School	Middle	6–8	1.2 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 CRIME INDEX	95 AIR POLLUTION	14,556 POPULATION	\$94K 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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