

Single Family Residence **RESIDENTIAL**

11602 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$495,128 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,918 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$495K

\$476K low

\$514K high

Last Sale

\$325,000 · Jun 19, 2017

Est. Owner Equity

\$190,928

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,896 (2025)
Assessed Value	\$31,190
Previous Assessed	\$35,250
Assessor Market Value	\$499,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2021	Financing	Intrafamily Transfer			
Jun 16, 2017	Resale	Warranty Deed	\$325,000	\$169	\$319K
Aug 21, 2000	Resale	Grant Deed	\$175,400	\$91	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.3 mi
Prairie View High School	High	9–12	0.9 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 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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