

Single Family Residence **RESIDENTIAL**

11531 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$432,687 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,359 ft²

LIVING AREA

0.13 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$433K

\$413K low

\$452K high

Last Sale

\$209,000 · Nov 18, 2002

Est. Owner Equity

\$308,552

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,385 (2025)
Assessed Value	\$22,250
Previous Assessed	\$32,570
Assessor Market Value	\$456,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Adams
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2002	Resale	Grant Deed	\$209,000	\$154	\$206K
Oct 3, 2000	Resale	Grant Deed	\$172,900	\$127	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 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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