

Single Family Residence **RESIDENTIAL**

11491 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$540,108 TopHap Estimate · \$341 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$540K

\$524K low

\$556K high

Last Sale

\$310,000 · Apr 20, 2016

Est. Owner Equity

\$38,108

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,934 (2025)
Assessed Value	\$31,810
Previous Assessed	\$36,190
Assessor Market Value	\$509,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Adams
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2025	Financing	Intrafamily Transfer			\$462K
Aug 14, 2023	Financing	Intrafamily Transfer			
Mar 4, 2021	Financing	Intrafamily Transfer			
May 19, 2020	Quitclaim	Quit Claim Transfer			
Feb 20, 2019	Quitclaim	Quit Claim Transfer			
Apr 19, 2016	Resale	Warranty Deed	\$310,000	\$196	\$320K
Mar 31, 2014	Resale	Warranty Deed	\$242,000	\$153	\$206K
Jul 2, 2003	Quitclaim	Quit Claim Transfer			\$185K
Feb 2, 2001	Resale	Grant Deed	\$187,280	\$118	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.4 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 CRIME INDEX	95 AIR POLLUTION	14,556 POPULATION	\$94K MEDIAN IN-COME	51°F AVG TEMP	69% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------