

Single Family Residence **RESIDENTIAL**

11561 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$470,785 TopHap Estimate · \$318 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,482 ft²

LIVING AREA

0.22 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$471K

\$456K low

\$486K high

Last Sale

\$176,286 · May 30, 2001

Est. Owner Equity

\$269,975

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$1,836 (2025)
Assessed Value	\$30,190
Previous Assessed	\$33,710
Assessor Market Value	\$483,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2001	Resale	Grant Deed	\$176,290	\$119	\$174K

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	1.0 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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