

Single Family Residence **RESIDENTIAL**

11320 RIVER RUN PL

COMMERCE CITY, CO 80640

\$603,963 TopHap Estimate · \$233 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,593 ft²
LIVING AREA

0.21 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$604K

\$577K low

\$631K high

Est. Owner Equity

\$271,963

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,760 (2025)
Assessed Value	\$28,940
Previous Assessed	\$38,660
Assessor Market Value	\$563,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2002	Quitclaim	Quit Claim Transfer			\$275K
Jul 3, 2000	Resale	Grant Deed	\$253,700	\$98	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.5 mi
Prairie View High School	High	9–12	1.0 mi
Prairie View Middle School	Middle	6–8	1.3 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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