

Single Family Residence **RESIDENTIAL**

11321 RIVER RUN PL

COMMERCE CITY, CO 80640

\$577,874 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,208 ft²

LIVING AREA

0.25 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$578K

\$551K low

\$604K high

Last Sale

\$213,577 · Jul 28, 2000

Est. Owner Equity

\$283,974

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,181 (2025)
Assessed Value	\$35,870
Previous Assessed	\$40,410
Assessor Market Value	\$574,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Adams
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 125 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2000	Resale	Grant Deed	\$213,500	\$97	\$203K

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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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