

Single Family Residence **RESIDENTIAL**

11579 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$447,480 TopHap Estimate · \$289 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,551 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$447K

\$426K low

\$469K high

Est. Owner Equity

\$267,642

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$1,752 (2025)
Assessed Value	\$28,810
Previous Assessed	\$32,500
Assessor Market Value	\$461,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Porch · 72 ft²

CLIMATE RISK

43

FLOOD

36

WILDFIRE

73

HEAT

14

STORM

66

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2002	Quitclaim	Quit Claim Transfer			\$191K
Nov 2, 2000	Resale	Grant Deed	\$183,000	\$118	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 mi
Prairie View High School	High	9–12	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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