

Single Family Residence **RESIDENTIAL**

11575 RIVER RUN CT

COMMERCE CITY, CO 80640

\$473,606 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,482 ft²

LIVING AREA

0.27 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$474K

\$458K low

\$489K high

Last Sale

\$496,000 · Oct 26, 2021

Est. Owner Equity

\$6,206

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,858 (2025)
Assessed Value	\$30,560
Previous Assessed	\$34,040
Assessor Market Value	\$489,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 80 ft²

Porch · 350 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2021	Resale	Special Warranty Deed	\$496,000	\$335	\$467K
Feb 2, 2018	Resale	Warranty Deed	\$337,000	\$227	\$331K
Nov 6, 2015	Resale	Warranty Deed	\$267,000	\$180	\$243K
Oct 16, 2006	Resale	Grant Deed	\$176,995	\$119	
Jul 10, 2006	Recorded document	Grant Deed			
Apr 12, 2006	Recorded document	Trustees Deed			
Jan 25, 2006	Non-arms-length	Trustees Deed	\$197,269	\$133	
Jan 22, 2002	Resale	Grant Deed	\$214,000	\$144	\$195K
Jan 17, 2001	Resale	Grant Deed	\$193,610	\$131	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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