

Single Family Residence **RESIDENTIAL**

11591 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$446,951 TopHap Estimate · \$207 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,160 ft²

LIVING AREA

0.14 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$447K

\$437K low

\$457K high

Last Sale

\$268,000 · Sep 22, 2015

Est. Owner Equity

\$28,351

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,363 (2024)
Assessed Value	\$31,280
Previous Assessed	\$28,750
Assessor Market Value	\$460,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	ADAMS
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Patio · 192 ft²

Porch · 72 ft²

CLIMATE RISK

47

FLOOD

37

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
Mar 29, 2019	Quitclaim	Quit Claim Transfer			\$285K
Sep 18, 2015	Resale	Warranty Deed	\$268,000	\$124	\$263K
Aug 26, 2010	Quitclaim	Quit Claim Transfer			\$137K
Nov 14, 2008	Resale	Grant Deed	\$138,900	\$64	\$137K
Jun 17, 2008	Recorded document	Trustees Deed			
Apr 1, 2008	Resale	Certificate Of Purchase	\$186,761	\$86	\$164K
May 11, 2007	Quitclaim	Quit Claim Transfer			
Jan 30, 2006	Resale	Warranty Deed	\$204,625	\$95	\$164K

Oct 3, 2001 Quitclaim Quit Claim Transfer \$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.3 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