

Single Family Residence **RESIDENTIAL**

11602 RIVER RUN CIR

COMMERCE CITY, CO 80640

\$419,520 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,377 ft²

LIVING AREA

0.16 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$420K

\$400K low

\$439K high

Last Sale

\$175,000 · Sep 9, 2009

Est. Owner Equity

\$217,251

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,684 (2025)
Assessed Value	\$27,690
Previous Assessed	\$31,230
Assessor Market Value	\$443,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached

Porch · 152 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2009	Resale	Warranty Deed	\$175,000	\$127	\$179K
Sep 26, 2006	Financing	Intrafamily Transfer			
Sep 22, 2006	Quitclaim	Quit Claim Transfer	\$180,000	\$131	
Jul 18, 2006	Resale	Grant Deed	\$170,973	\$124	
Jul 17, 2006	Non-arms-length	Trustees Deed	\$170,973	\$124	
Apr 12, 2006	Non-arms-length	Trustees Deed	\$170,973	\$124	
Mar 22, 2001	Non-arms-length	Grant Deed	\$172,810	\$125	\$176K

ASSIGNED SCHOOLS

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