

Single Family Residence

RESIDENTIAL

5240 FAWN RIDGE WAY

CASTLE ROCK, CO 80104

\$605,978 TopHap Estimate · \$198 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,063 ft²

LIVING AREA

0.18 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$606K

\$584K low

\$627K high

Last Sale

\$365,000 · Nov 19, 2015

Est. Owner Equity

\$313,978

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,074 (2024)
Assessed Value	\$42,070
Previous Assessed	\$41,020
Assessor Market Value	\$618,585

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	DOUGLAS
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 394 ft²

CLIMATE RISK

65
FLOOD

56
WILDFIRE

67
HEAT

32
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2015	Resale	Warranty Deed	\$365,000	\$119	\$292K
Jun 22, 2007	Resale	Grant Deed	\$298,990	\$98	\$239K
Jun 22, 2007	Recorded document	Grant Deed			
Jun 5, 2006	Resale	Warranty Deed	\$11,129,300	\$3633	\$11M
Jun 5, 2006	Non-arms-length	Grant Deed	\$3,145,000	\$1027	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Ridge Elementary School	Elementary	KG–6	3.1 mi
Mesa Middle School	Middle	7–8	3.8 mi
Douglas County High School	High	9–12	4.6 mi

District: Douglas County School District Re-1

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 80104

110 CRIME INDEX	96 AIR POLLUTION	38,110 POPULATION	\$117K MEDIAN IN-COME	47°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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