

Single Family Residence **RESIDENTIAL**

5226 FAWN RIDGE WAY

CASTLE ROCK, CO 80104

\$689,679 TopHap Estimate · \$223 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,087 ft²
LIVING AREA

0.23 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

3
ROOMS

VALUATION

\$690K

\$664K low

\$715K high

Last Sale

\$336,000 · Apr 25, 2013

Est. Owner Equity

\$353,679

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,603 (2024)
Assessed Value	\$44,430
Previous Assessed	\$47,440
Assessor Market Value	\$653,388

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 1,027 ft²

CLIMATE RISK

67

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
Apr 25, 2013	Resale	Warranty Deed	\$336,000	\$109	\$336K
Feb 11, 2013	Resale	Special Warranty Deed	\$248,007	\$80	\$200K
Nov 16, 2011	Resale	Grant Deed	\$293,919	\$95	
Oct 10, 2011	Foreclosure sale	Trustees Deed			
Jun 30, 2010	Resale	Certificate Of Purchase	\$293,919	\$95	\$279K
Jul 25, 2008	Quitclaim	Quit Claim Transfer			
Jun 22, 2007	Resale	Grant Deed	\$273,600	\$89	\$269K
Jun 22, 2007	Recorded document	Grant Deed			
Jun 5, 2006	Resale	Warranty Deed	\$11,129,300	\$3605	\$11M

Jun 5, 2006 Non-arms-length Grant Deed \$3,145,000 \$1019

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**