

Single Family Residence **RESIDENTIAL**

1640 RUSTLERS ROOST DR

COLORADO SPRINGS, CO 80921

\$539,029 TopHap Estimate · \$194 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,774 ft²

LIVING AREA

2,973 ft²

LOT SIZE

2012

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$539K

\$522K low

\$556K high

Last Sale

\$475,000 · Feb 28, 2023

Est. Owner Equity

\$111,529

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,913 (2025)
Assessed Value	\$38,480
Previous Assessed	\$36,350
Assessor Market Value	\$545,812

PROPERTY FACTS

Property Type	Single Family Residence
County	EL PASO
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

Elevator

Patio · 117 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2023	Resale	Warranty Deed	\$475,000	\$171	\$428K
May 16, 2022	Resale	Warranty Deed	\$604,600	\$218	
Mar 23, 2018	Resale	Warranty Deed	\$330,000	\$119	\$314K
Feb 27, 2013	Resale	Grant Deed	\$251,570	\$91	\$257K
Feb 27, 2013	Quitclaim	Quit Claim Transfer			
Aug 16, 2012	Quitclaim	Quit Claim Transfer			\$169K
Jul 27, 2010	Recorded document	Trustees Deed			
May 25, 2010	Recorded document	Trustees Deed			
Mar 29, 2010	Recorded document	Trustees Deed			
Sep 17, 2008	Non-arms-length	Grant Deed	\$2,273,123	\$819	\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
The da Vinci Academy Elementary School	Elementary	KG–5	0.8 mi
Discovery Canyon Campus High School	High	9–12	1.9 mi
Discovery Canyon Campus Middle School	Middle	6–8	1.9 mi

District: Academy School District 20

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 80921

22 CRIME INDEX	98 AIR POLLUTION	28,224 POPULATION	\$139K MEDIAN IN-COME	41°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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