

Single Family Residence **RESIDENTIAL**

# 6052 RANDOLPH AVE

CASTLE ROCK, CO 80104

**\$612,540** TopHap Estimate · \$293 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,093 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**2**  
STORIES

**4**  
ROOMS

## VALUATION

**\$613K**

\$586K low

\$639K high

Last Sale

**\$385,000 · Mar 3, 2016**

Est. Owner Equity

**\$259,790**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,898 (2024) |
| Assessed Value        | \$40,820       |
| Previous Assessed     | \$42,850       |
| Assessor Market Value | \$600,355      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DOUGLAS                 |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 394 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 44<br>WILDFIRE | 68<br>HEAT | 30<br>STORM | 75<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Feb 29, 2016 | Resale          | Warranty Deed       | \$385,000 | \$184  | \$380K |
| May 15, 2013 | Quitclaim       | Quit Claim Transfer |           |        |        |
| May 15, 2013 | Resale          | Warranty Deed       | \$265,000 | \$127  | \$170K |
| Nov 16, 2007 | Resale          | Warranty Deed       | \$272,000 | \$130  | \$218K |
| May 6, 2004  | Non-arms-length | Grant Deed          | \$257,000 | \$123  | \$249K |
| Nov 15, 2002 | Non-arms-length | Grant Deed          | \$244,460 | \$117  | \$196K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Flagstone Elementary School | Elementary | KG–6   | 0.8 mi   |
| Mesa Middle School          | Middle     | 7–8    | 1.0 mi   |
| Douglas County High School  | High       | 9–12   | 3.7 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

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>38,110</b><br>POPULATION | <b>\$117K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>69%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|