

Single Family Residence

RESIDENTIAL

3278 RIVERWOOD WAY

CASTLE ROCK, CO 80109

\$586,184 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,050 ft²

LIVING AREA

4,008 ft²

LOT SIZE

2015

YEAR BUILT

2

STORIES

VALUATION

\$586K

\$563K low

\$609K high

Last Sale

\$630,000 · Feb 15, 2022

Est. Owner Equity

\$586,184

TAX & ASSESSMENT

Property Tax	\$3,990 (2024)
Assessed Value	\$41,030
Previous Assessed	\$41,940
Assessor Market Value	\$603,410

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 55 ft²

CLIMATE RISK

44
FLOOD

51
WILDFIRE

66
HEAT

29
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2022	Resale	Warranty Deed	\$630,000	\$307	\$632K
Apr 14, 2015	Resale	Special Warranty Deed	\$358,856	\$175	\$341K
Feb 12, 2015	Recorded document	Grant Deed			
May 7, 2013	Recorded document	Grant Deed			
May 7, 2013	Recorded document	Grant Deed			
Dec 31, 2009	Non-arms-length	Grant Deed	\$75,000	\$37	
Jun 7, 2007	Resale	Grant Deed	\$2,617,900	\$1277	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle Rock Middle School	Middle	7–8	1.1 mi
Castle View High School	High	9–12	1.3 mi
Meadow View Elementary School	Elementary	KG–6	1.5 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 80109

40 CRIME INDEX	98 AIR POLLUTION	28,679 POPULATION	\$140K MEDIAN IN-COME	48°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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