

Single Family Residence **RESIDENTIAL**

1652 RUSTLERS ROOST DR

COLORADO SPRINGS, CO 80921

\$486,131 TopHap Estimate · \$239 / ft² · confidence 95 · as of Jun 23, 2026

3
BEDS

2.5
BATHS

2,031 ft²
LIVING AREA

2,973 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$486K

\$462K low

\$510K high

Last Sale

\$519,000 · May 8, 2023

Est. Owner Equity

\$122,831

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$3,679 (2025)

Assessed Value

\$36,190

Previous Assessed

\$34,210

Assessor Market Value

\$513,320

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 · 85 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2023	Financing	Intrafamily Transfer			
May 5, 2023	Resale	Warranty Deed	\$519,000	\$256	\$363K
Jan 25, 2019	Resale	Warranty Deed	\$332,000	\$163	\$315K
Jun 10, 2016	Resale	Warranty Deed	\$297,800	\$147	\$304K
Aug 9, 2013	Resale	Special Warranty Deed	\$256,468	\$126	\$244K
Feb 28, 2013	Quitclaim	Quit Claim Transfer			\$204K
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	\$1119	\$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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