

Single Family Residence **RESIDENTIAL**

# 2351 RUSTY RIDGE CT

COLORADO SPRINGS, CO 80921

**\$882,279** TopHap Estimate · \$212 / ft² · confidence 92 · as of Jul 14, 2026



**6**

BEDS

**3.3**

BATHS

**4,166 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**13**

ROOMS

**2**

PARKING

## VALUATION

**\$882K**

\$808K low

\$956K high

Last Sale

**\$877,000 · May 12, 2025**

Est. Owner Equity

**\$348,692**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,991 (2025) |
| Assessed Value        | \$58,840       |
| Previous Assessed     | \$54,350       |
| Assessor Market Value | \$834,660      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | EL PASO                          |
| Lot (acres)   | 0.28                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |
| View          | Interior                         |

Deck

Elevator

Patio · 270 ft²

Porch · 21 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------------|--------|--------|
| May 9, 2025  | Resale    | Warranty Deed        | \$877,000   | \$211  | \$534K |
| Oct 10, 2017 | Quitclaim | Quit Claim Transfer  |             |        |        |
| May 24, 2017 | Quitclaim | Quit Claim Transfer  |             |        |        |
| Mar 20, 2009 | Financing | Intrafamily Transfer |             |        | \$424K |
| Dec 12, 2007 | Resale    | Corporation Deed     | \$568,142   | \$136  | \$417K |
| Aug 30, 2006 | Resale    | Grant Deed           | \$2,069,645 | \$497  |        |
| Sep 2, 2005  | Resale    | Grant Deed           | \$2,224,000 | \$534  |        |
| Jan 18, 2005 | Quitclaim | Quit Claim Transfer  |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Discovery Canyon Campus High School       | High       | 9–12   | 0.8 mi   |
| Discovery Canyon Campus Elementary School | Elementary | KG–5   | 0.8 mi   |
| Discovery Canyon Campus Middle School     | Middle     | 6–8    | 0.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>22</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>28,224</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>41°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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