

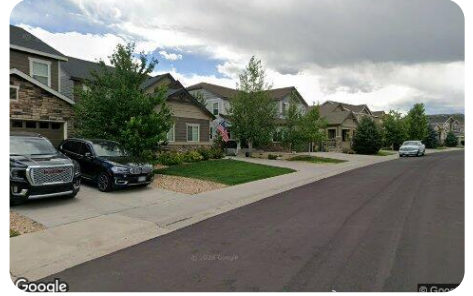
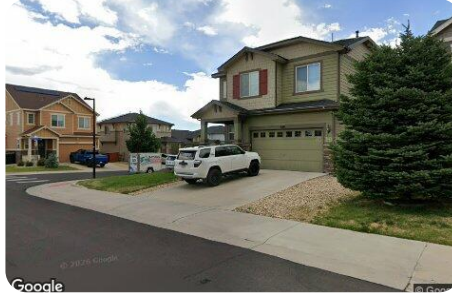
Single Family Residence

**RESIDENTIAL**

# 3096 RIVERWOOD WAY

CASTLE ROCK, CO 80109

**\$719,201** TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,436 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2015**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$719K**

\$698K low

\$741K high

Last Sale

**\$720,000 · Apr 1, 2026**

Est. Owner Equity

**\$251,201**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,691 (2024) |
| Assessed Value        | \$47,860       |
| Previous Assessed     | \$48,680       |
| Assessor Market Value | \$703,786      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DOUGLAS                 |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 124 ft²

## CLIMATE RISK

**39**  
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   |
|--------------|-----------|-----------------------|-------------|--------|--------|
| Mar 31, 2026 | Resale    | Warranty Deed         | \$720,000   | \$210  | \$468K |
| Mar 4, 2026  | Financing | Intrafamily Transfer  |             |        | \$310K |
| Jul 20, 2018 | Resale    | Warranty Deed         | \$490,000   | \$143  | \$392K |
| Jun 4, 2015  | Resale    | Special Warranty Deed | \$402,900   | \$117  | \$322K |
| Aug 20, 2014 | Resale    | Grant Deed            | \$7,248,600 | \$2110 |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Castle Rock Middle School     | Middle     | 7–8    | 1.1 mi   |
| Castle View High School       | High       | 9–12   | 1.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>28,679</b><br>POPULATION | <b>\$140K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>69%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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