

Single Family Residence **RESIDENTIAL**

# 3005 RIVERWOOD WAY

CASTLE ROCK, CO 80109

**\$851,023** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**3,485 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$851K**

\$733K low

\$969K high

Last Sale

**\$440,300 · Oct 1, 2015**

Est. Owner Equity

**\$761,023**

Loan-to-Value

**12%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,010 (2024) |
| Assessed Value        | \$51,410       |
| Previous Assessed     | \$51,720       |
| Assessor Market Value | \$755,994      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | DOUGLAS                 |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 78 ft²

## CLIMATE RISK

**35**  
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   |
|---------------------|-----------|-----------------------|-------------|--------|--------|
| <b>Apr 9, 2026</b>  | Financing | Mortgage              |             |        | \$90K  |
| <b>Sep 29, 2015</b> | Resale    | Special Warranty Deed | \$440,300   | \$126  | \$390K |
| <b>Aug 20, 2014</b> | Resale    | Grant Deed            | \$7,248,600 | \$2080 |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL  | GRADES | DISTANCE |
|----------------------------------|--------|--------|----------|
| <b>Castle Rock Middle School</b> | Middle | 7–8    | 1.1 mi   |
| <b>Castle View High School</b>   | 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

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

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

OWNERSHIP

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