

Single Family Residence

**RESIDENTIAL**

# 3103 RIVERWOOD WAY

CASTLE ROCK, CO 80109

**\$626,191** TopHap Estimate · \$184 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**3,400 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$626K**

\$601K low

\$652K high

Last Sale

**\$496,000 · Feb 25, 2020**

Est. Owner Equity

**\$235,991**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,443 (2024) |
| Assessed Value        | \$49,330       |
| Previous Assessed     | \$46,300       |
| Assessor Market Value | \$725,461      |

## PROPERTY FACTS

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

Porch · 177 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   |
|--------------|--------|-----------------------|-------------|--------|--------|
| Feb 12, 2020 | Resale | Warranty Deed         | \$496,000   | \$146  | \$392K |
| May 20, 2015 | Resale | Special Warranty Deed | \$419,600   | \$123  | \$336K |
| Aug 20, 2014 | Resale | Grant Deed            | \$7,248,600 | \$2132 |        |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|