

Single Family Residence

RESIDENTIAL

5440 FAWN RIDGE WAY

CASTLE ROCK, CO 80104

\$581,053 TopHap Estimate · \$286 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,031 ft²

LIVING AREA

0.16 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

VALUATION

\$581K

\$531K low

\$631K high

Last Sale

\$580,000 · Apr 27, 2026

Est. Owner Equity

\$117,053

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,756 (2024)
Assessed Value	\$34,780
Previous Assessed	\$37,160
Assessor Market Value	\$511,478

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 54 ft²

CLIMATE RISK

10 FLOOD	57 WILDFIRE	67 HEAT	32 STORM	75 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2026	Resale	Warranty Deed	\$580,000	\$286	\$464K
Mar 16, 2018	Resale	Warranty Deed	\$405,000	\$199	\$365K
Jan 15, 2015	Quitclaim	Quit Claim Transfer			\$163K
Mar 19, 2008	Resale	Grant Deed	\$236,900	\$117	
Jun 5, 2006	Non-arms-length	Grant Deed	\$3,145,000	\$1548	
Jun 5, 2006	Resale	Warranty Deed	\$11,129,300	\$5480	\$11M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Ridge Elementary School	Elementary	KG–6	3.2 mi
Mesa Middle School	Middle	7–8	3.9 mi

Douglas County High School	High	9–12	4.7 mi
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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 80104

110 CRIME INDEX	96 AIR POLLUTION	38,110 POPULATION	\$117K MEDIAN IN-COME	47°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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