

Townhouse **RESIDENTIAL**

# 618 HANGING ROCK PL

CASTLE ROCK, CO 80108

**\$466,924** TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**1,428 ft<sup>2</sup>**

LIVING AREA

**1,960 ft<sup>2</sup>**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**3**

ROOMS

## VALUATION

**\$467K**

\$447K low

\$487K high

Last Sale

**\$210,000 · Sep 17, 2012**

Est. Owner Equity

**\$318,924**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,003 (2024) |
| Assessed Value        | \$30,480       |
| Previous Assessed     | \$32,590       |
| Assessor Market Value | \$448,231      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Townhouse                        |
| Style         | Townhouse                        |
| County        | DOUGLAS                          |
| Lot (acres)   | 0.04                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Porch · 90 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 46<br>FLOOD | 44<br>WILDFIRE | 67<br>HEAT | 29<br>STORM | 75<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 12, 2012 | Resale | Warranty Deed | \$210,000 | \$147  | \$147K |
| Apr 30, 2007 | Resale | Grant Deed    | \$224,307 | \$157  | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Douglas County High School    | High       | 9–12   | 1.4 mi   |
| Castle Rock Elementary School | Elementary | KG–6   | 2.0 mi   |
| Mesa Middle School            | Middle     | 7–8    | 4.1 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 80108

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>37,207</b><br>POPULATION | <b>\$179K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|