

Single Family Residence

**RESIDENTIAL**

# 2875 MERRY REST WAY

CASTLE ROCK, CO 80109

**\$646,301** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,293 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2018**

YEAR BUILT

**3**

STORIES

## VALUATION

**\$646K**

\$615K low

\$678K high

Last Sale

**\$650,000 · Sep 18, 2024**

Est. Owner Equity

**\$646,301**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,334 (2024) |
| Assessed Value        | \$44,200       |
| Previous Assessed     | \$45,240       |
| Assessor Market Value | \$649,878      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DOUGLAS                 |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 254 ft²

## CLIMATE RISK

10  
FLOOD

52  
WILDFIRE

66  
HEAT

29  
STORM

75  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Sep 10, 2024 | Resale | Special Warranty Deed | \$650,000 | \$283  | \$638K |
| Dec 21, 2018 | Resale | Warranty Deed         | \$468,858 | \$204  | \$274K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Castle Rock Middle School     | Middle     | 7–8    | 0.5 mi   |
| Castle View High School       | High       | 9–12   | 0.7 mi   |
| Meadow View Elementary School | Elementary | KG–6   | 0.8 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 | <b>Owner occupied</b> |
|-----------|-----------------------|