

Single Family Residence

RESIDENTIAL

2980 MERRY REST WAY

CASTLE ROCK, CO 80109

\$549,467 TopHap Estimate · \$240 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,293 ft²

LIVING AREA

3,223 ft²

LOT SIZE

2019

YEAR BUILT

3

STORIES

VALUATION

\$549K

\$529K low

\$570K high

Last Sale

\$443,000 · Aug 7, 2020

Est. Owner Equity

\$8,367

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$3,834 (2024)
Assessed Value	\$38,820
Previous Assessed	\$40,460
Assessor Market Value	\$570,947

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 122 ft²

CLIMATE RISK

21
FLOOD

51
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
Apr 3, 2025	Financing	Intrafamily Transfer			\$231K
Aug 5, 2020	Resale	Grant Deed	\$443,000	\$193	\$310K
May 10, 2019	Resale	Warranty Deed	\$421,941	\$184	\$412K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Castle Rock Middle School	Middle	7–8	0.6 mi
Meadow View Elementary School	Elementary	KG–6	0.8 mi
Castle View High School	High	9–12	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

40 CRIME INDEX	98 AIR POLLUTION	28,679 POPULATION	\$140K MEDIAN IN-COME	48°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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