

Single Family Residence **RESIDENTIAL**

# 3613 RUCKSACK CT

CASTLE ROCK, CO 80108

**\$776,712** TopHap Estimate · \$326 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,381 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$777K**

\$704K low

\$849K high

Last Sale

**\$750,000 · Sep 13, 2024**

Est. Owner Equity

**\$176,712**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,801 (2024) |
| Assessed Value        | \$50,760       |
| Previous Assessed     | \$14,650       |
| Assessor Market Value | \$746,428      |

## 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 · 252 ft²

## CLIMATE RISK

**50**  
FLOOD

**52**  
WILDFIRE

**68**  
HEAT

**28**  
STORM

**75**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Sep 13, 2024 | Resale | Special Warranty Deed | \$750,000 | \$315  | \$600K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sage Canyon Elementary School | Elementary | KG–6   | 2.2 mi   |
| Douglas County High School    | High       | 9–12   | 2.9 mi   |
| Mesa Middle School            | Middle     | 7–8    | 3.5 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 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> |
|-----------|-----------------------|