

Single Family Residence **RESIDENTIAL**

# 3697 RUCKSACK CT

CASTLE ROCK, CO 80108

**\$821,192** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026

**4**  
BEDS

**3**  
BATHS

**2,608 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$821K**

\$724K low

\$918K high

Last Sale

**\$791,540 · Aug 9, 2024**

Est. Owner Equity

**\$187,960**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

Property Tax

**\$2,250 (2024)**

Assessed Value

**\$52,240**

Previous Assessed

**\$17,370**

Assessor Market Value

**\$768,254**

## 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 · 162 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 43<br>FLOOD | 53<br>WILDFIRE | 68<br>HEAT | 28<br>STORM | 75<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|-----------------------|-----------|--------------------|--------|
| Aug 9, 2024 | Resale | Special Warranty Deed | \$791,540 | \$304              | \$633K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sage Canyon Elementary School | Elementary | KG–6   | 2.2 mi   |
| Douglas County High School    | High       | 9–12   | 3.0 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> |
|-----------|-----------------------|