

Single Family Residence **RESIDENTIAL**

1603 ROSEMARY CT

CASTLE ROCK, CO 80109

\$649,646 TopHap Estimate · \$228 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,848 ft²

LIVING AREA

0.22 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$650K

\$625K low

\$674K high

Last Sale

\$650,000 · Jun 8, 2026

Est. Owner Equity

\$174,646

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,849 (2025)
Assessed Value	\$47,750
Previous Assessed	\$47,750
Assessor Market Value	\$702,319

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	DOUGLAS
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 398 ft²

CLIMATE RISK

37
FLOOD

49
WILDFIRE

66
HEAT

29
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Resale	Warranty Deed	\$650,000	\$228	\$475K
Nov 26, 2025	Financing	Intrafamily Transfer			\$300K
Aug 6, 2002	Resale	Grant Deed	\$331,410	\$116	\$249K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clear Sky Elementary School	Elementary	KG–6	1.4 mi
Castle Rock Middle School	Middle	7–8	1.6 mi

Castle View High School	High	9–12	1.9 mi
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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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