

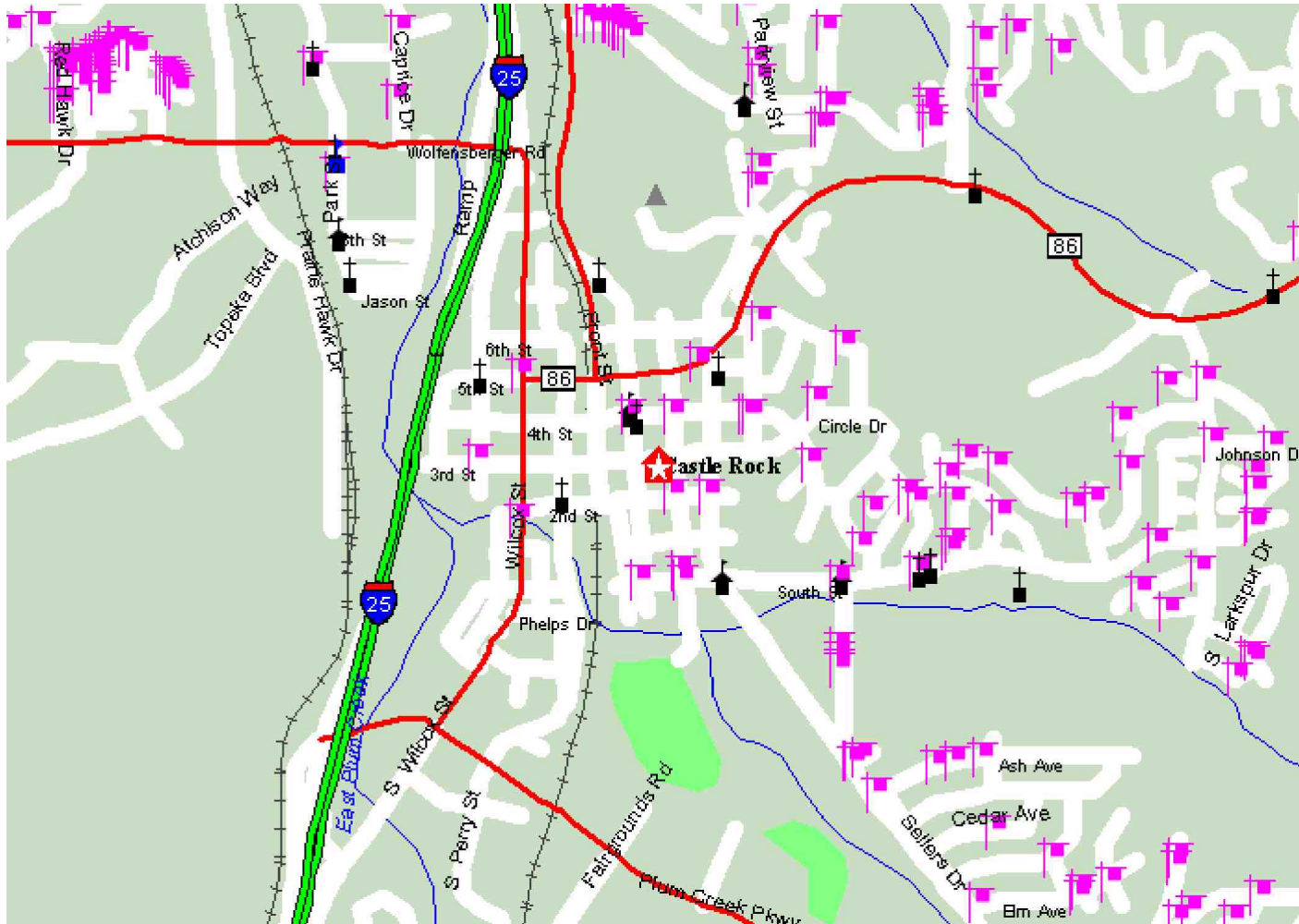
Neighborhood Report



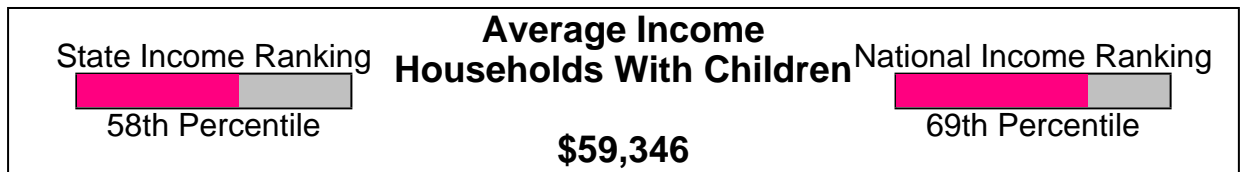
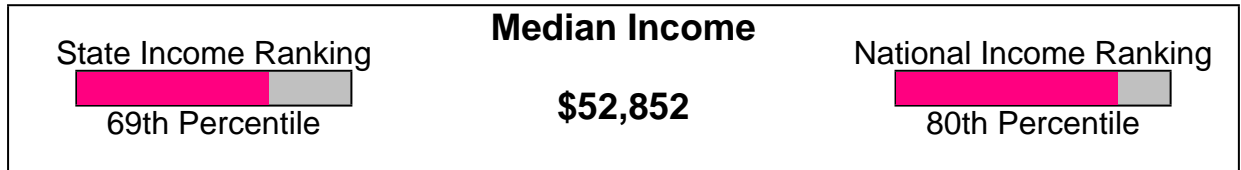
The Batson Team
Brass Key Property Brokers
1 W. Flatiron Circle
Suite 308
Broomfield, CO 80021
Office: 303-554-7652
Fax: 303-265-9805
email: Teambatson@yourwayhome.com

The Batson Team
Office: 303-554-7652
email: Teambatson@yourwayhome.com

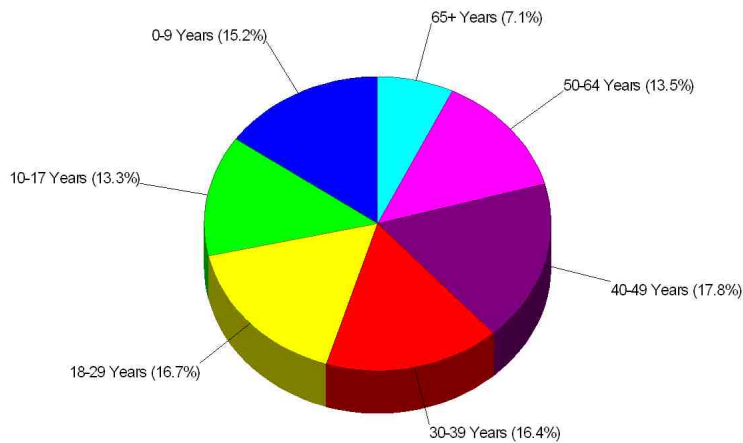
CASTLE ROCK, CO



Income For Neighborhood Within Town of Castle Rock



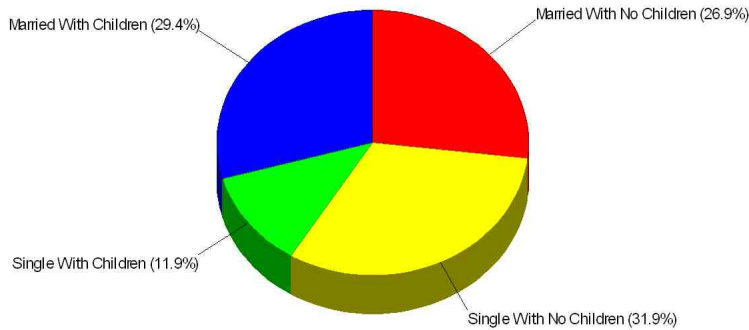
Age Breakdown For Neighborhood Within Town of Castle Rock Average Age = 33.4 Years



Prepared by The Batson Team

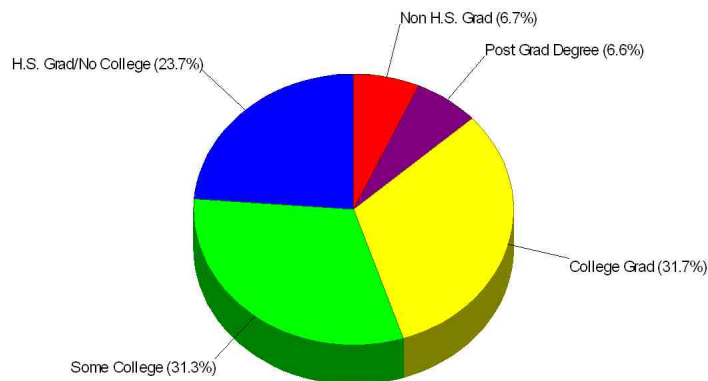
Household Characteristics For Neighborhood Within Town of Castle Rock

56.3% Married
41.2% With Children



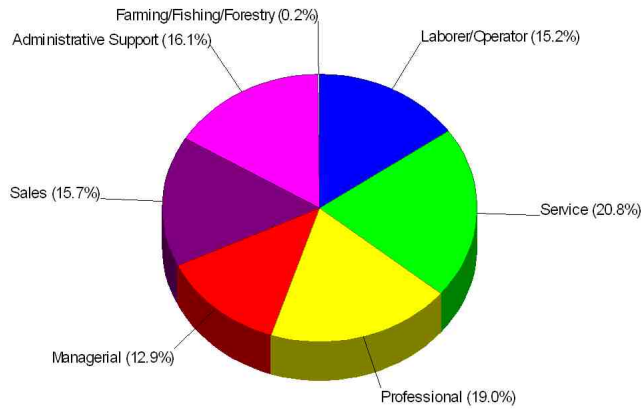
Adult Education Level For Neighborhood Within Town of Castle Rock

93.3% High School Graduates
38.3% College Graduates



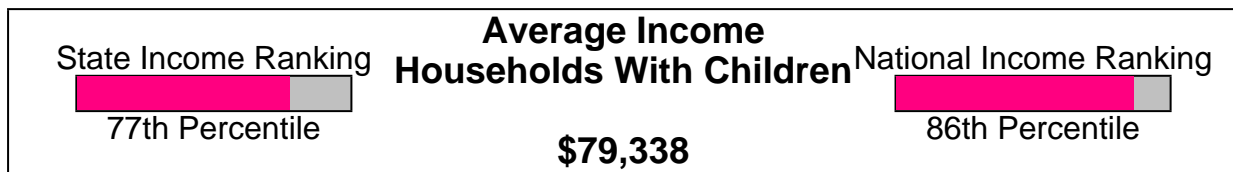
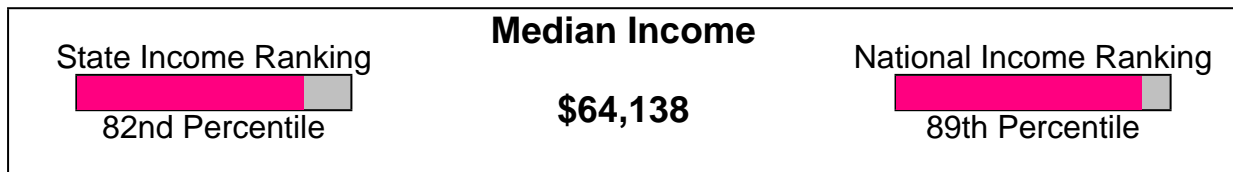
Prepared by The Batson Team

Employment For Neighborhood Within Town of Castle Rock Average Travel Time To Work = 25.4 Minutes



Occupation

Income For Town of Castle Rock



Population For Town of Castle Rock

Population = 20,224
Land Area = 31.6 Square Miles

State Density Ranking



57th Percentile

Population
Density

640

Persons
Per Square Mile

National Density Ranking



59th Percentile

State Growth Ranking



93rd Percentile

Population
Growth Rate

12.2%

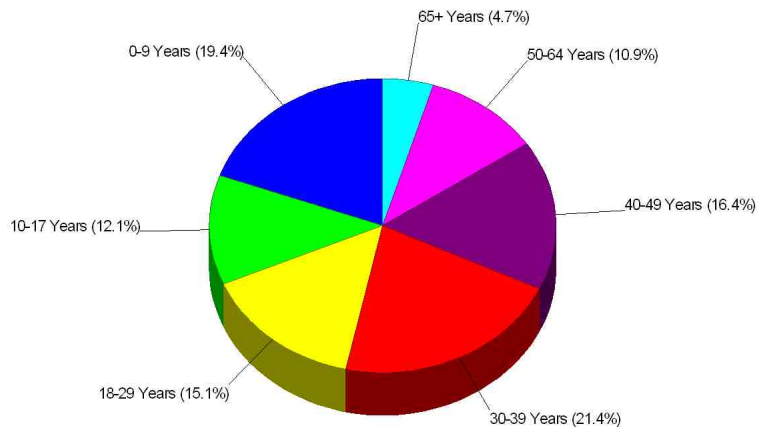
Annualized
(Last 5 Years)

National Growth Ranking



94th Percentile

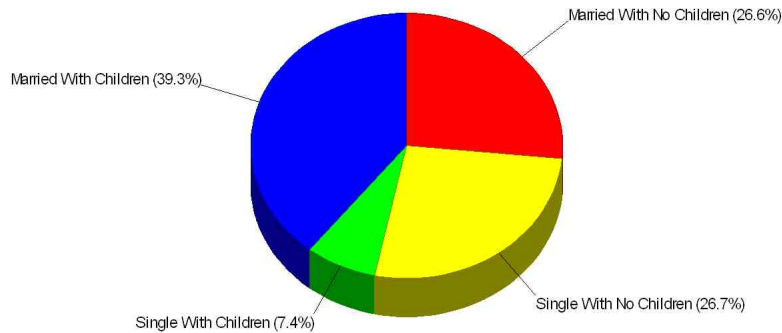
Age Breakdown For Town of Castle Rock Average Age = 31.8 Years



Prepared by The Batson Team

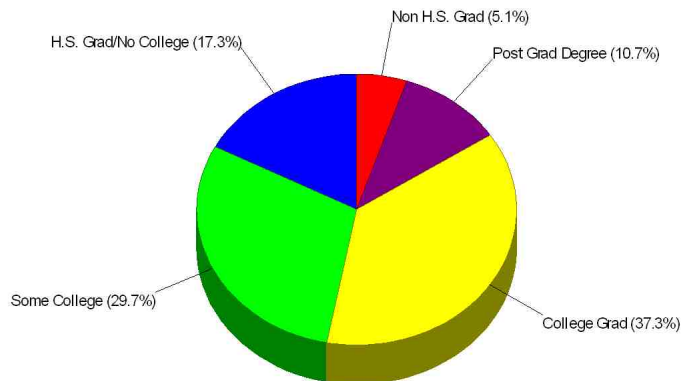
Household Characteristics For Town of Castle Rock

65.9% Married
46.7% With Children



Adult Education Level For Town of Castle Rock

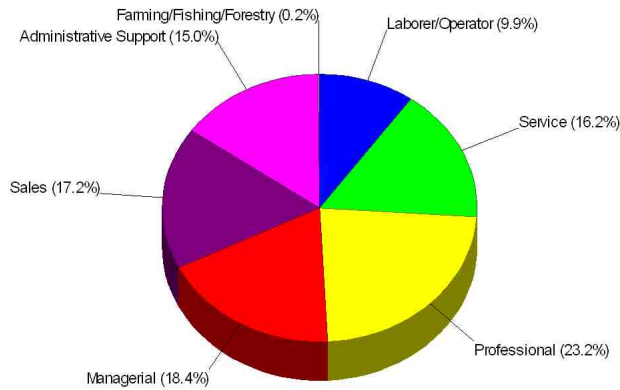
94.9% High School Graduates
48.0% College Graduates



Prepared by The Batson Team

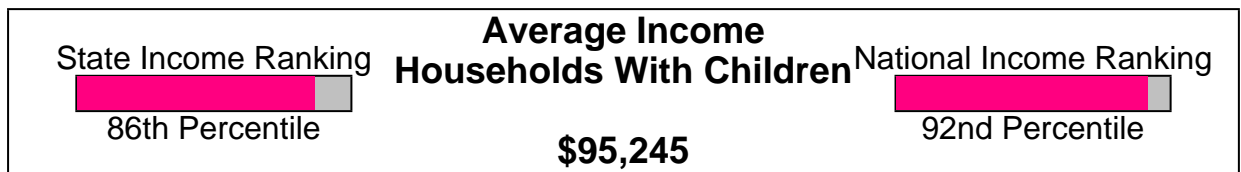
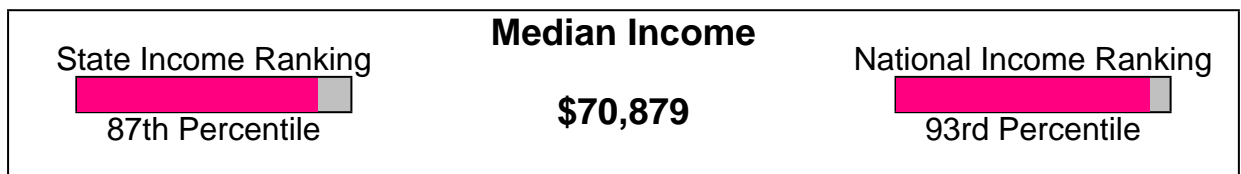
Employment For Town of Castle Rock

Average Travel Time To Work = 31.4 Minutes



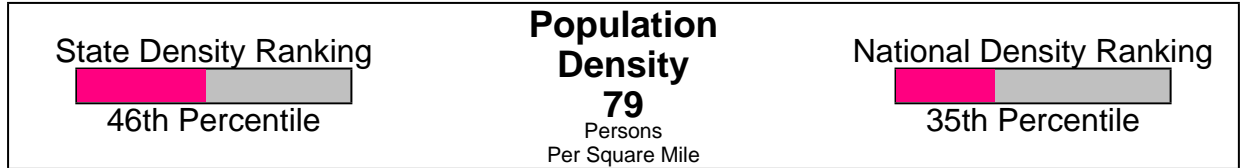
Occupation

Income For Area of Castle Rock



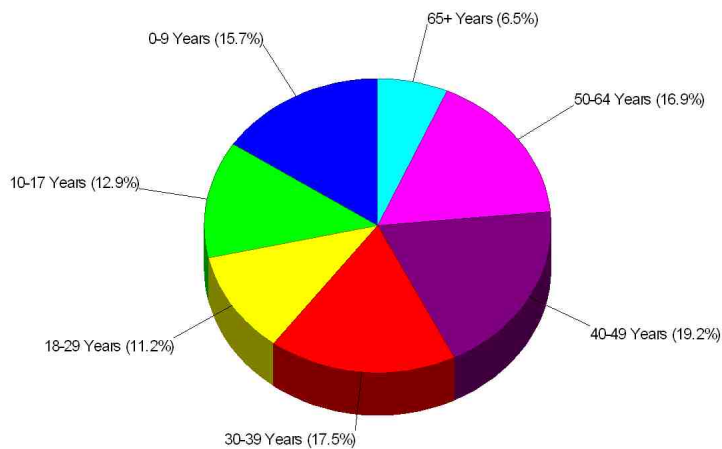
Population For Area of Castle Rock

Population = 20,526
Land Area = 260.8 Square Miles



Age Breakdown For Area of Castle Rock

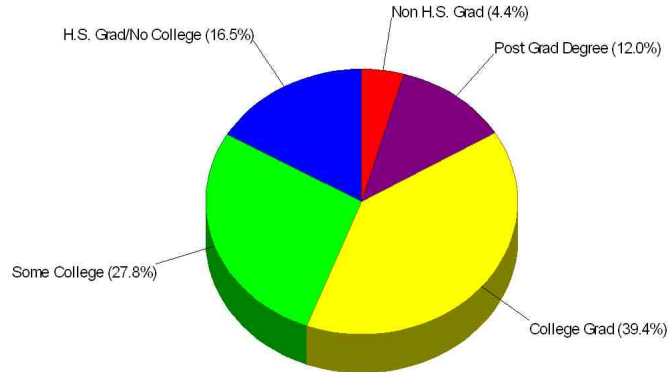
Average Age = 36.5 Years



Prepared by The Batson Team

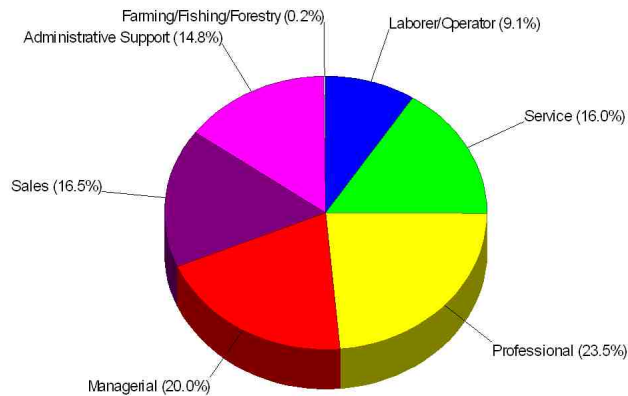
Adult Education Level For Area of Castle Rock

95.6% High School Graduates
51.4% College Graduates



Employment For Area of Castle Rock

Average Travel Time To Work = 32.9 Minutes



Occupation

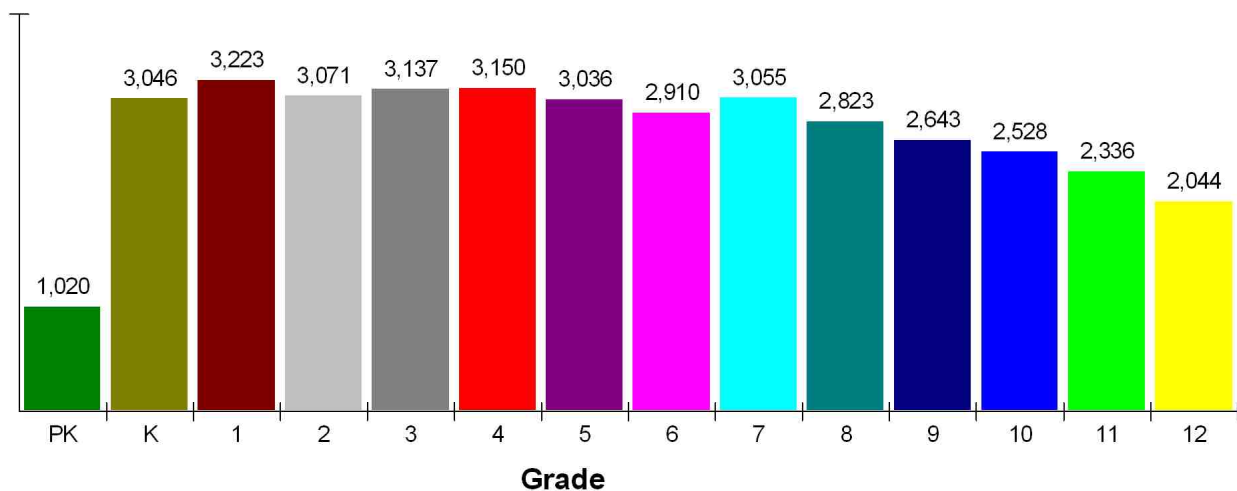
General Facts FOR DOUGLAS COUNTY RE 1

DOUGLAS COUNTY RE 1
620 WILCOX STREET
CASTLE ROCK, CO 80104

Type:	(303)688-3195	Independent Local District
Grade Range:		PK - 12
Schools:		57
Teacher:		2,197
Students:		38,022
Student/Teacher Ratio:		17.3 To 1
Student/Librarian Ratio:		2,485.1 To 1
Secondary Student/Guidance Ratio:		244.9 To 1

Student Enrollment By Grade FOR DOUGLAS COUNTY RE 1

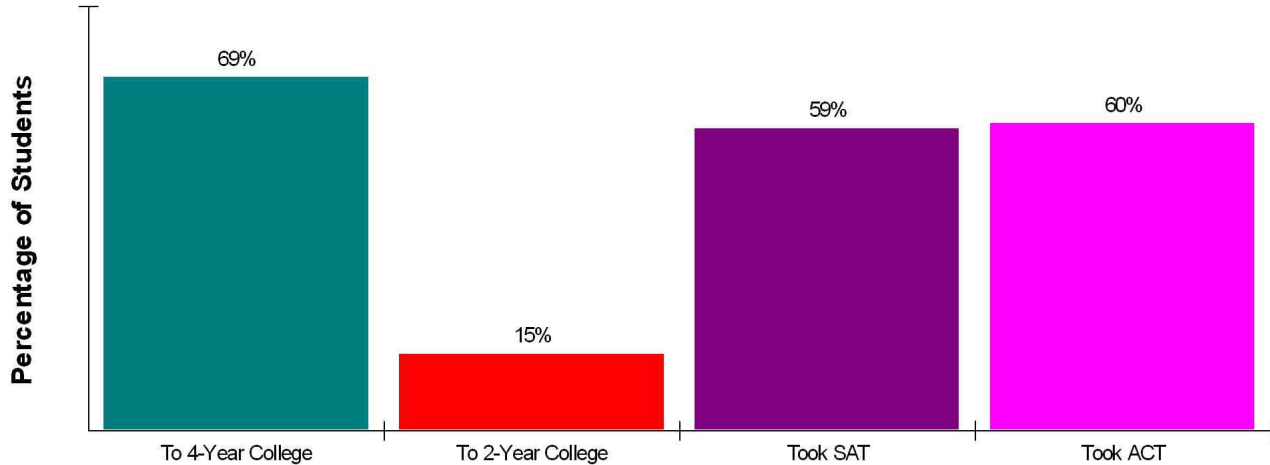
Total Enrollment = 38,022



National Enrollment Ranking: 202 of 15,679 (98th Percentile)
State Enrollment Ranking: 6 of 162 (96th Percentile)

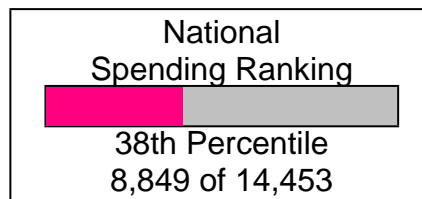
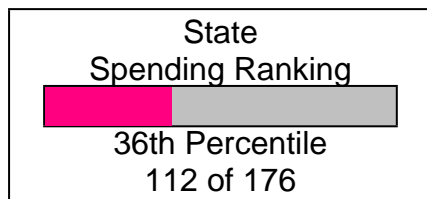
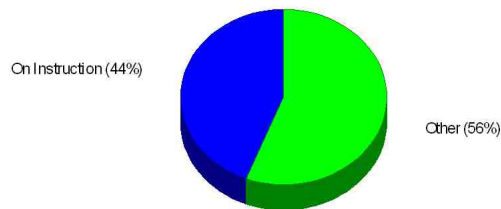
High School Statistics FOR DOUGLAS COUNTY RE 1

Average SAT Scores: 1061 (Math 533 Verbal 528)
Average ACT Scores: 21.4
National Merit Finalists: 4

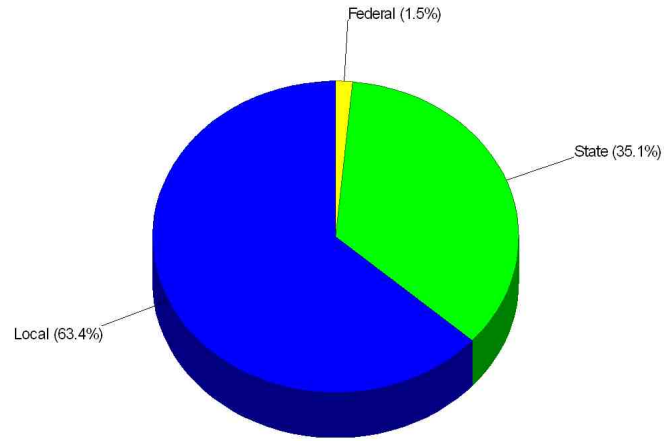


School Expenditures FOR DOUGLAS COUNTY RE 1

Expenditures Per Student
\$8,812



School Funding FOR DOUGLAS COUNTY RE 1



Public Schools for District

CANTRIL SCHOOL 312 CANTRIL, CASTLE ROCK, CO 80104	Phone: (303)688-3195 Grades: PK
Distance from Subject: 0.1 Miles Student/Teacher Ratio: N/A Enrollment By Grade: PK-1020	School Type: Regular Students/Teachers: 1,020/NA

DANIEL C OAKES HIGH SCHOOL OOL--CR 15 SOUTH GILBERT STREET, CASTLE ROCK, CO 80104	Phone: (303)688-2472 Grades: 9 - 12
Distance from Subject: 0.2 Miles Student/Teacher Ratio: 9.1 to 1 Mascot: Phoenixes Enrollment By Grade: 9-14 10-30 11-23 12-24	School Type: Alternative Students/Teachers: 91/10 School Colors : Purple & Black

SOUTH STREET ELEMENTARY SCHOOL 1100 SOUTH STREET, CASTLE ROCK, CO 80104	Phone: (303)814-4700 Grades: K - 6
Distance from Subject: 0.4 Miles Student/Teacher Ratio: 16.8 to 1 Mascot: Wolves Enrollment By Grade: K-101 1-85 2-98 3-100 4-113 5-122 6-119	School Type: Regular Students/Teachers: 738/44 School Colors : Purple & Black

CASTLE ROCK ELEMENTARY SCHOOL 1103 CANYON DRIVE, CASTLE ROCK, CO 80104	Phone: (303)814-4900 Grades: K - 6
Distance from Subject: 0.6 Miles Student/Teacher Ratio: 16.0 to 1 Mascot: Coyotes Enrollment By Grade: K-81 1-86 2-85 3-72 4-87 5-82 6-66	School Type: Regular Students/Teachers: 559/35 School Colors : Royal & White

ACADEMY CHARTER SCHOOL 809 NORTH PARK STREET, CASTLE ROCK, CO 80109	Phone: (303)660-4881 Grades: K - 8
Distance from Subject: 0.7 Miles Student/Teacher Ratio: 17.9 to 1 Mascot: Eagles Enrollment By Grade: K-75 1-69 2-70 3-73 4-67 5-70 6-76 7-66 8-61	School Type: Regular Students/Teachers: 627/35 School Colors : Purple & Teal

DOUGLAS COUNTY HIGH SCHOOL 2842 FRONT STREET, CASTLE ROCK, CO 80104	Phone: (303)814-4500 Grades: 9 - 12
Distance from Subject: 1.0 Miles Student/Teacher Ratio: 17.0 to 1 Mascot: Huskies Students Taking SAT: 30.0% Average ACT: 21 Students Taking ACT: 30% Enrollment By Grade: 9-598 10-626 11-588 12-433	School Type: Regular Students/Teachers: 2,245/132 School Colors : Purple & White Graduates To 2-Year College: 20.0% Graduates To 4-Year College: 56.0% National Merit Finalists: 1

Public Schools for District

ROCK RIDGE ELEMENTARY SCHOOL 400 NORTH HERITAGE ROAD, CASTLE ROCK, CO 80104	Phone: (303)814-4770 Grades: K - 6
Distance from Subject: 2.5 Miles	School Type: Regular
Student/Teacher Ratio: 17.2 to 1	Students/Teachers: 758/44
Mascot: Eagles	School Colors : Royal & White
Enrollment By Grade: K-91 1-130 2-113 3-98 4-116 5-114 6-96	

CASTLE ROCK MIDDLE SCHOOL 2575 MEADOWS BOULEVARD, CASTLE ROCK, CO 80109	Phone: (303)814-4400 Grades: 7 - 8
Distance from Subject: 2.7 Miles	School Type: Regular
Student/Teacher Ratio: 16.8 to 1	Students/Teachers: 1,195/71
Enrollment By Grade: 7-609 8-586	School Colors : Royal & White

MEADOW VIEW ELEMENTARY SCHOOL 3700 BUTTERFIELD CROSSING, CASTLE ROCK, CO 80109	Phone: (303)814-4200 Grades: PK - 6
Distance from Subject: 3.7 Miles	School Type: Regular
Student/Teacher Ratio: 15.3 to 1	Students/Teachers: 565/37
Enrollment By Grade: K-85 1-79 2-94 3-71 4-83 5-73 6-80	

BUFFALO RIDGE ELEMENT SCHOOL 7075 NORTH SHOREHAM DRIVE, CASTLE ROCK, CO 80108	Phone: (303)814-4840 Grades: PK - 6
Distance from Subject: 6.7 Miles	School Type: Regular
Student/Teacher Ratio: 19.9 to 1	Students/Teachers: 775/39
Enrollment By Grade: K-125 1-106 2-106 3-113 4-118 5-111 6-96	

PONDEROSA HIGH SCHOOL 7007 EAST BAYOU GULCH ROAD, PARKER, CO 80134	Phone: (303)805-6200 Grades: 9 - 12
Distance from Subject: 6.8 Miles	School Type: Regular
Student/Teacher Ratio: 16.8 to 1	Students/Teachers: 1,651/98
Mascot: Mustangs	School Colors : Gold & Red
Students Taking SAT: 80.0%	Graduates To 4-Year College: 78.0%
Average ACT: 23	National Merit Finalists: 3
Students Taking ACT: 80%	
Enrollment By Grade: 9-449 10-463 11-377 12-362	

D C S MONTESSORI CHARTER SCHOO 311 EAST CASTLE PINES PARKWAY, CASTLE ROCK, CO 80108	Phone: (303)814-4950 Grades: PK - 6
Distance from Subject: 7.0 Miles	School Type: Regular
Student/Teacher Ratio: 16.8 to 1	Students/Teachers: 320/19
Enrollment By Grade: K-59 1-57 2-44 3-42 4-54 5-41 6-23	

Public Schools for District

SAGEWOOD MIDDLE SCHOOL

4725 FOX SPARROW ROAD, PARKER, CO 80134

Phone: (303)805-6900

Grades: 7 - 8

Distance from Subject: 7.5 Miles

Student/Teacher Ratio: 18.3 to 1

Mascot: Wildcats

Enrollment By Grade: 7-519 8-508

School Type:

Students/Teachers:

School Colors :

Regular

1,027/56

Teal & Purple

SEDALIA ELEMENTARY SCHOOL

5449 NORTH HUXTABLE STREET, SEDALIA, CO 80135

Phone: (303)814-4735

Grades: PK - 6

Distance from Subject: 7.5 Miles

Student/Teacher Ratio: 15.5 to 1

Mascot: Mustangs

Enrollment By Grade: K-35 1-39 2-46 3-49 4-43 5-47 6-51

School Type:

Students/Teachers:

School Colors :

Regular

310/20

Royal & Yellow

FRANKTOWN ELEMENTARY SCHOOL

P O BOX 308, FRANKTOWN, CO 80116

Phone: (303)814-4800

Grades: PK - 6

Distance from Subject: 7.8 Miles

Student/Teacher Ratio: 16.5 to 1

Mascot: Falcons

Enrollment By Grade: K-30 1-41 2-36 3-50 4-45 5-60 6-52

School Type:

Students/Teachers:

Regular

314/19

Private Schools

Private School Enrollment= 9% within School District

CHRISTIAN WAY SCHOOL OF PLUM C
1057 N PARK ST, CASTLE ROCK, CO 80109
Distance from Subject: 0.8 Miles
Affiliation: Christian
Students: 95
Enrollment By Grade: K-22 1-11 2-18 3-12 4-20 5-7 6-5 11-11

Phone: (303)660-3887
Grades: K - 6
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 12.5 to 1

FRANKTOWN SDA SCHOOL
7086 E Park Dr, FRANKTOWN, CO 80116
Distance from Subject: 5.9 Miles
Affiliation: Seventh-Day Adventist
Students: 13
Student/ Homeroom Ratio: 13.0
Enrollment By Grade: 1-1 2-2 3-2 4-1 6-4 8-3

Phone: (303)688-5353
Grades: 1 - 8
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 6.5 to 1

TRINITY LUTHERAN SCHOOL
4740 N HIGHWAY 83, FRANKTOWN, CO 80116
Distance from Subject: 6.5 Miles
Affiliation: Lutheran Church
Students: 160

Phone: (720)841-4660
Grades: PK - 7
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 9.7 to 1

Enrollment By Grade: PK-80 K-20 1-15 2-15 3-11 4-5 5-8 6-2 7-4

KINDERCARE LEARNING CENTER
10650 S PARKGLENN WAY, PARKER, CO 80134
Distance from Subject: 10.2 Miles
Affiliation: Nonsectarian
Students: 23
Enrollment By Grade: K-23

Phone: (720)841-7327
Grades: K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 12.3 to 1

PARKER MONTESSORI EDUCATIONAL
10750 E. VICTORIAN DR., PARKER, CO 80138
Distance from Subject: 11.3 Miles
Affiliation: Nonsectarian
Students: 139
Enrollment By Grade: PK-72 K-39 1-10 2-8 3-6 4-3 5-1 11-10

Phone: (720)841-4325
Grades: PK - 5
School Type: Montessori
Gender: Coed
Student/Teacher Ratio: 9.8 to 1

Private Schools

Private School Enrollment= 9% within School District

MONTESSORI SCHOOL AT LONE TREE
9396 ERMINE DALE DR, LONE TREE, CO 80124
Distance from Subject: 12.3 Miles
Affiliation: Nonsectarian
Students: 120
Enrollment By Grade: PK-95 K-25

Phone: (303)799-8540
Grades: PK - K
School Type: Montessori
Gender: Coed
Student/Teacher Ratio: 6.1 to 1

CHERRY HILLS CHRISTIAN SCHOOL
3900 E Grace Blvd, HIGHLANDS RANCH, CO 80126
Distance from Subject: 12.4 Miles
Affiliation: Christian
Students: 387
Student/ Homeroom Ratio: 25.8
School Colors: Red & White
Enrollment By Grade: K-46 1-50 2-50 3-50 4-50 5-45 6-50 7-26 8-20

Phone: (303)791-5500
Grades: K - 8
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 18.4 to 1
Mascot: Lions

KINDER CARE LEARNING CENTERS I
8100 E PARK MEADOWS, LONE TREE, CO 80124
Distance from Subject: 13.3 Miles
Affiliation: Nonsectarian
Students: 107
Enrollment By Grade: PK-82 K-25

Phone: (303)799-4650
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 13.3 to 1

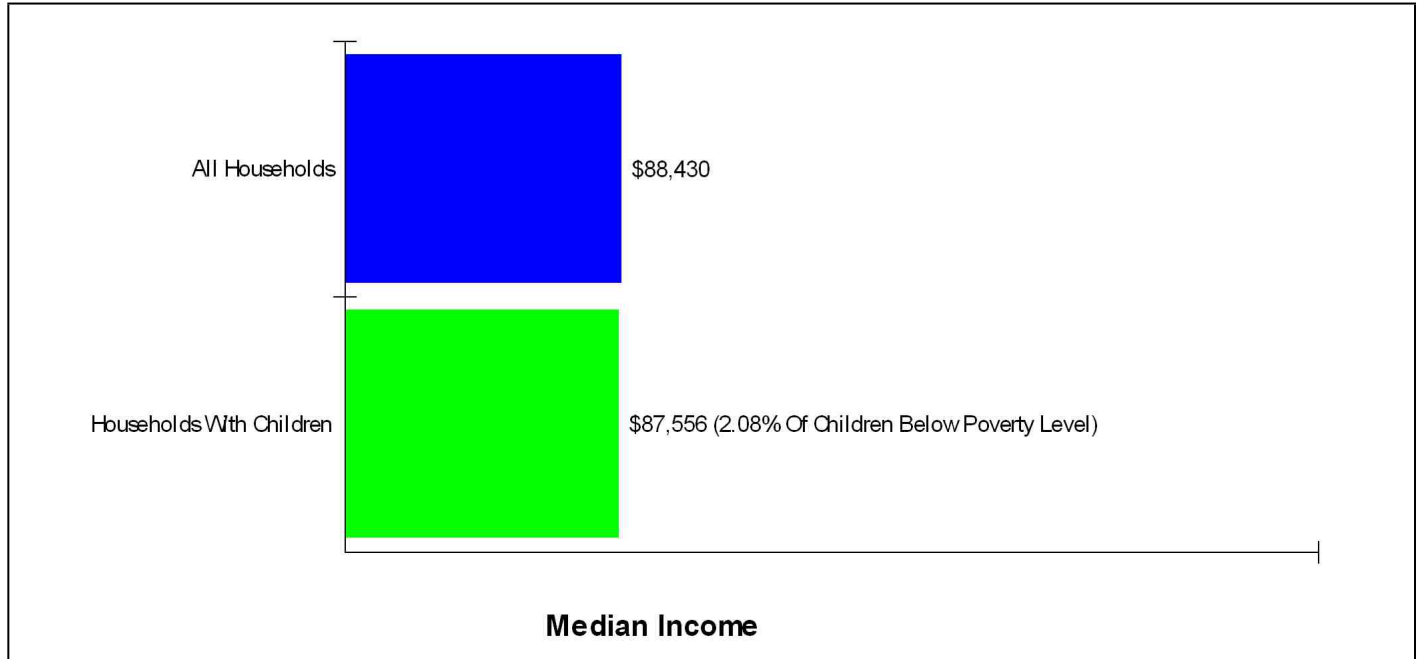
SEVEN OAKS ACADEMY OF S DENVER
8100 S QUEBEC, CENTENNIAL, CO 80112
Distance from Subject: 13.9 Miles
Affiliation: Nonsectarian
Students: 100
Enrollment By Grade: PK-75 K-25

Phone: (303)793-0333
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 25.0 to 1

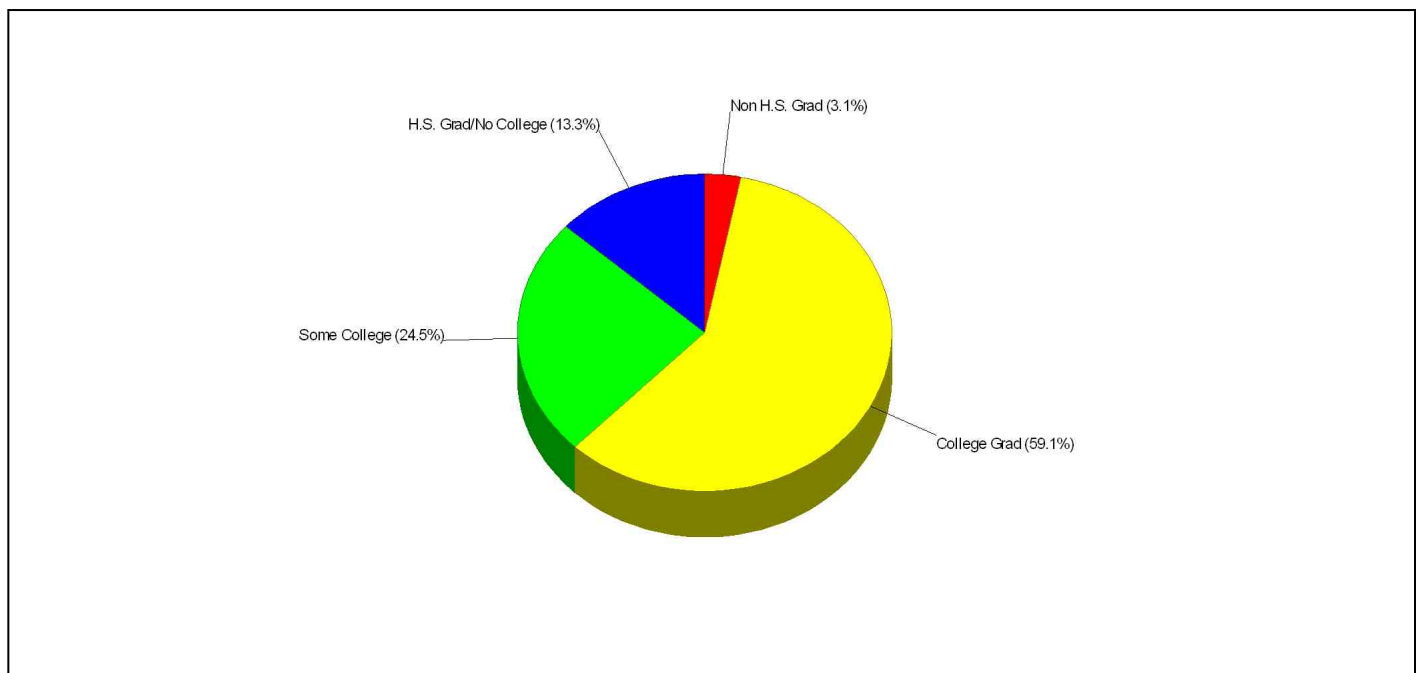
ST THOMAS MORE SCHOOL
7071 E Otero Ave, ENGLEWOOD, CO 80112
Distance from Subject: 13.9 Miles
Affiliation: Roman Catholic
Students: 525
Student/ Homeroom Ratio: 87.5
School Colors: Navy & Maroon
Enrollment By Grade: K-72 1-72 2-48 3-56 4-56 5-56 6-56 7-56 8-53

Phone: (303)770-0441
Grades: K - 8
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 21.0 to 1
Mascot: Lion And The Lambs

Income FOR DOUGLAS COUNTY RE 1



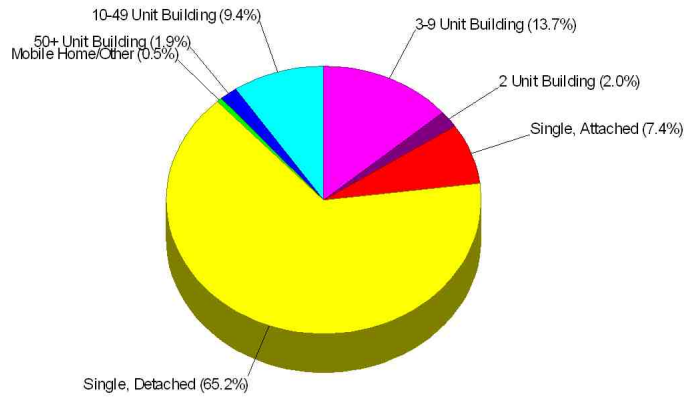
Parent Education Level FOR DOUGLAS COUNTY RE 1



Prepared by The Batson Team

Housing Characteristics For Neighborhood Within Town of Castle Rock

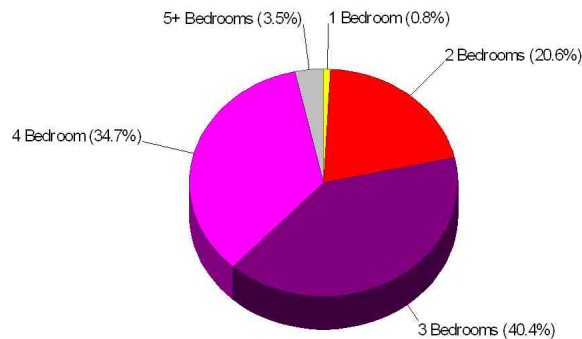
Average Age of Housing 23 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Castle Rock

Owner Occupied Households = 65.5%
Median Housing Value = \$163,800
Median Number of Bedrooms = 3



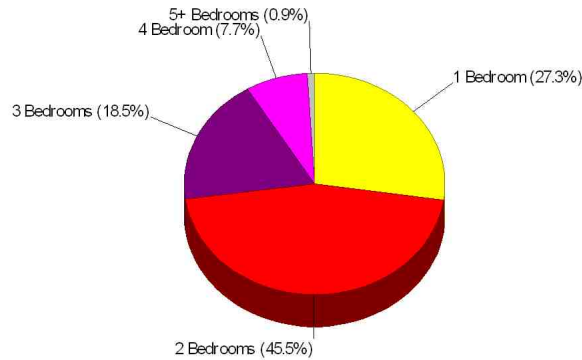
Home Size Breakdown

Prepared by The Batson Team

Rental

For Neighborhood Within Town of Castle Rock

Renter Occupied Households = 34.5%
Median Monthly Rent = \$681
Median Number of Bedrooms = 2

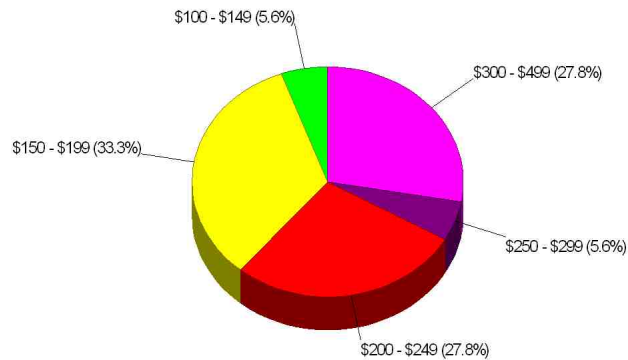


Home Size Breakdown

Home Sales Pricing Pattern

(Closest 20)

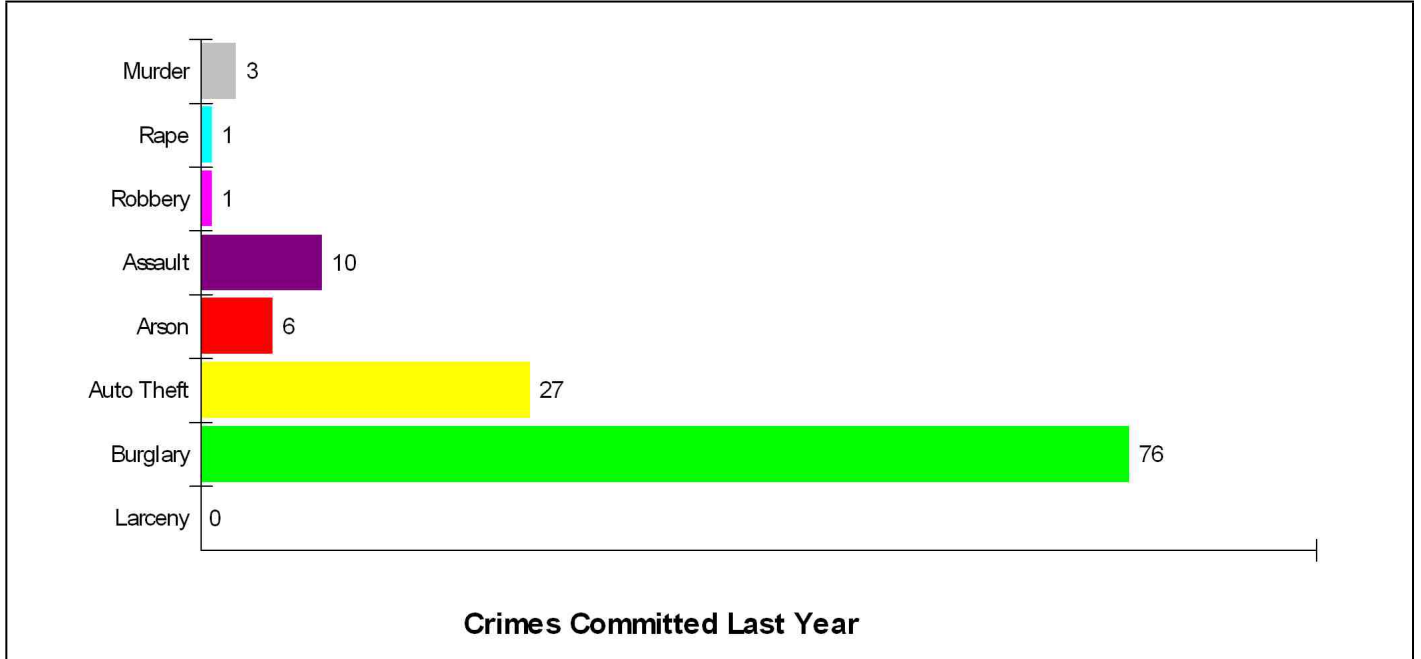
Median Price = \$217,500
Average Price = \$246,167



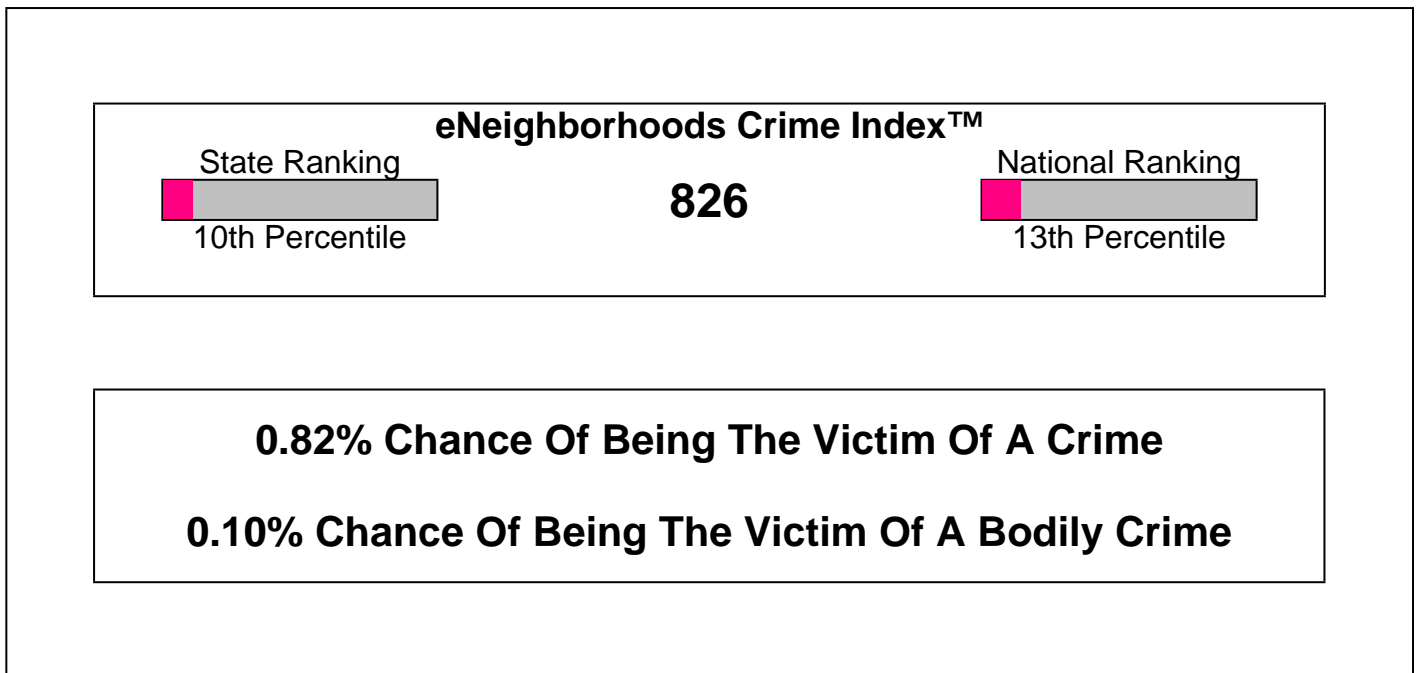
Dollars In Thousands
Homes Sold In Past Year

Prepared by The Batson Team

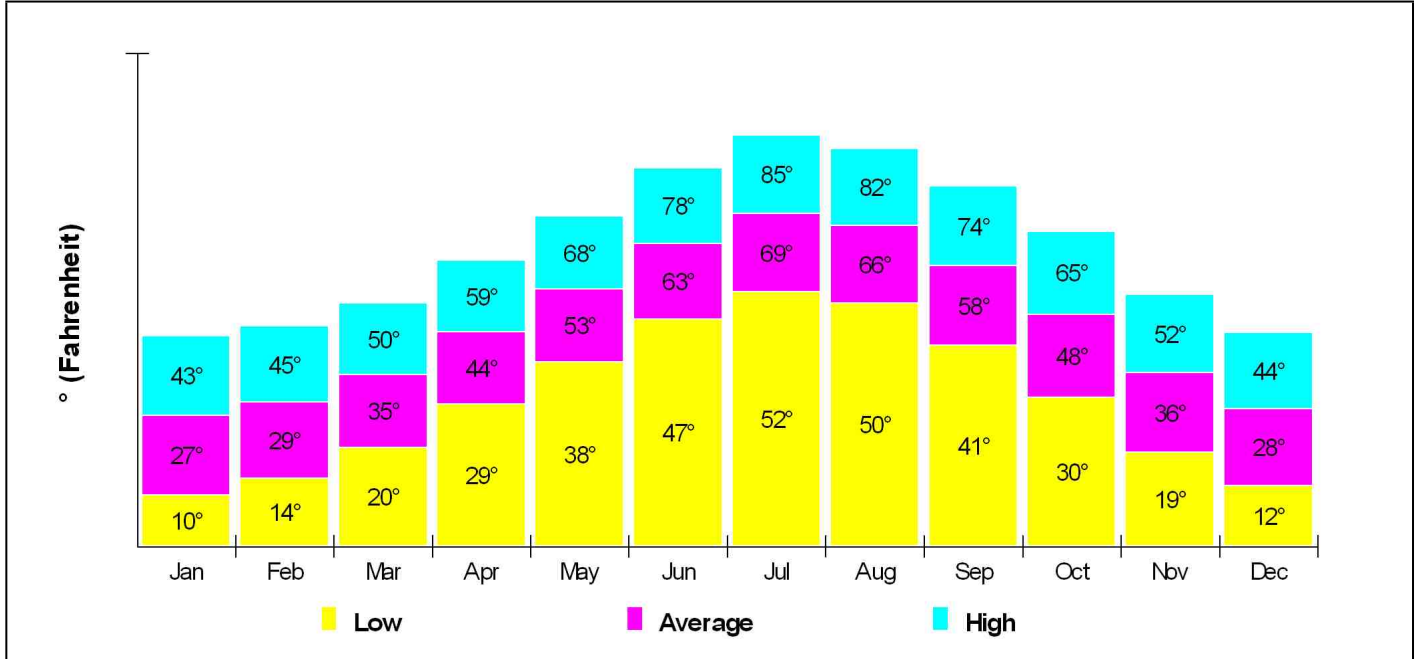
Crime Incidents For Town of Castle Rock



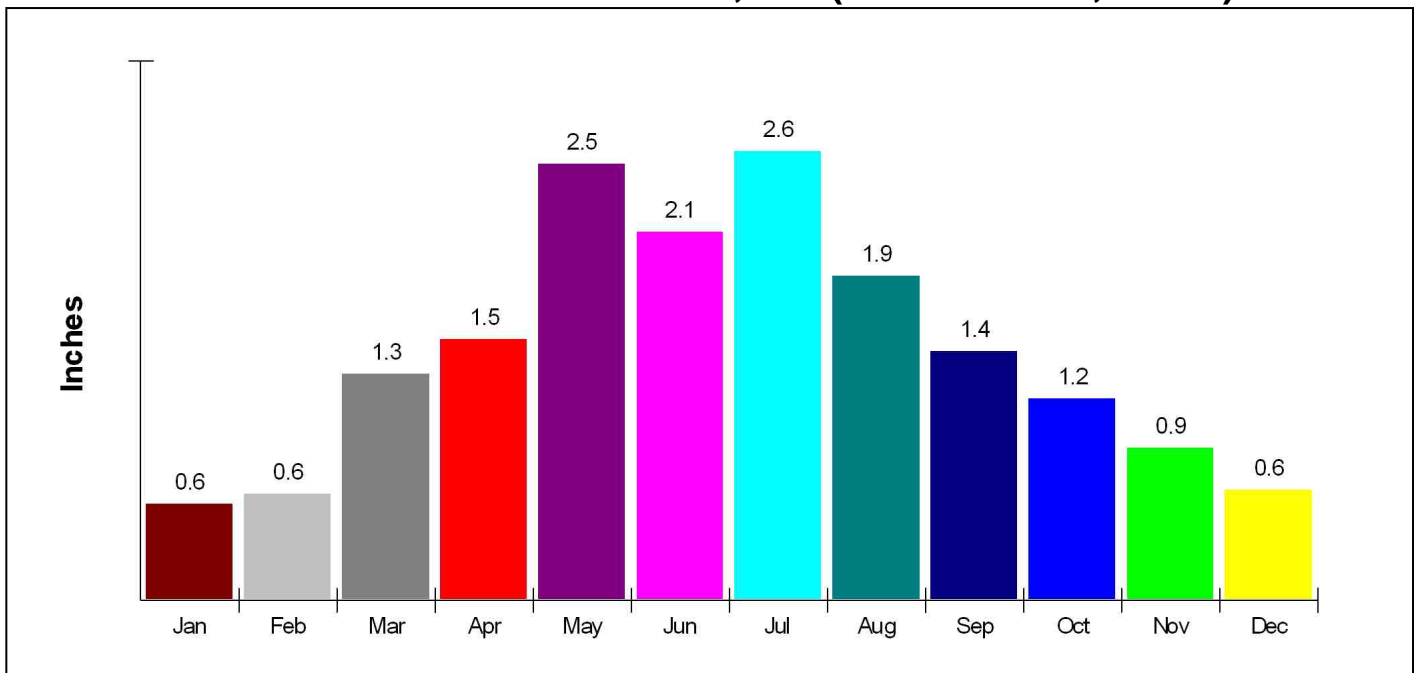
Crime Index For Town of Castle Rock



Temperature Measured at CASTLE ROCK, CO (elevation = 6,280ft.)



Average Precipitation Measured at CASTLE ROCK, CO (elevation = 6,280ft.)



Prepared by The Batson Team

Houses of Worship

CHRISTS CHURCH-EPISCOPAL 615 4TH ST, CASTLE ROCK, CO 80104 Denomination: Episcopal Churches	Phone: (303)688-5185 Distance from Subject: 0.10 miles
---	---

CASTLE ROCK BAPTIST CHURCH 221 PERRY ST, CASTLE ROCK, CO 80104 Denomination: Baptist Churches	Phone: (303)688-9041 Distance from Subject: 0.20 miles
---	---

FIRST BAPTIST CHURCH CASTL ROCK 821 5TH ST, CASTLE ROCK, CO 80104 Denomination: Baptist Churches	Phone: (303)688-3745 Distance from Subject: 0.20 miles
--	---

THE OUTPOST 203 5TH ST, CASTLE ROCK, CO 80104 Denomination: Christian & Reformed Churches	Phone: (303)688-3789 Distance from Subject: 0.30 miles
---	---

MOUNT ZION LUTHERAN CHURCH 750 CANTRIL ST, CASTLE ROCK, CO 80104 Denomination: Lutheran Churches	Phone: (303)688-9550 Distance from Subject: 0.30 miles
--	---

RIVERSIDES NEW ROCK FELLOWSHIP 942 PO BOX, CASTLE ROCK, CO 80104 Denomination: Baptist Churches	Phone: (303)660-6582 Distance from Subject: 0.50 miles
---	---

CASTLE ROCK ASSEMBLY OF GOD 923 PO BOX, CASTLE ROCK, CO 80104 Denomination: Assembly of God Churches	Phone: (303)688-8730 Distance from Subject: 0.50 miles
--	---

FIRST UNITED METHODIST CHURCH 1200 SOUTH ST, CASTLE ROCK, CO 80104 Denomination: Methodist Churches	Phone: (303)688-3047 Distance from Subject: 0.50 miles
---	---

APOSTOLIC TEMPLE 735 PARK ST, CASTLE ROCK, CO 80109 Denomination: Pentecostal Churches	Phone: (303)688-9010 Distance from Subject: 0.60 miles
--	---

PLUM CREEK VALLEY WARD , CASTLE ROCK, CO 80104 Denomination: Church of Jesus Christ of Latter Day Saints	Phone: (303)688-0404 Distance from Subject: 0.70 miles
--	---

Houses of Worship

CANYON PINES PRESBYTERIAN CHURCH

, CASTLE ROCK, CO 80104

Denomination: Presbyterian Churches

Phone: (303)660-4847

Distance from Subject: 0.70 miles

MOUNT ZION LUTHERAN CHURCH

, CASTLE ROCK, CO 80104

Denomination: Lutheran Churches

Phone: (303)688-5986

Distance from Subject: 0.70 miles

THE CASTLE CHAPEL

, CASTLE ROCK, CO 80104

Denomination: Covenant & Evangelical Churches

Phone: (303)660-9911

Distance from Subject: 0.70 miles

CASTLE ROCK WARD

, CASTLE ROCK, CO 80104

Denomination: Church of Jesus Christ of Latter Day Saints

Phone: (303)688-0850

Distance from Subject: 0.70 miles

PARKER WARD

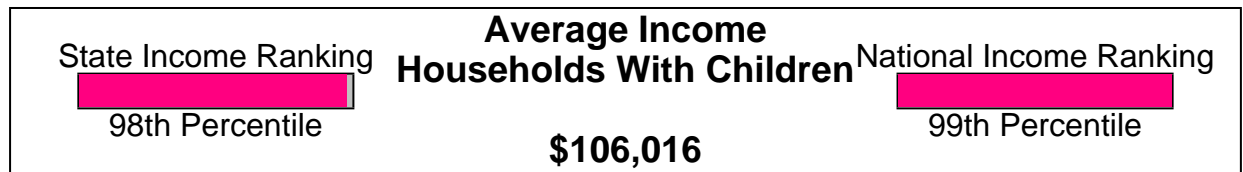
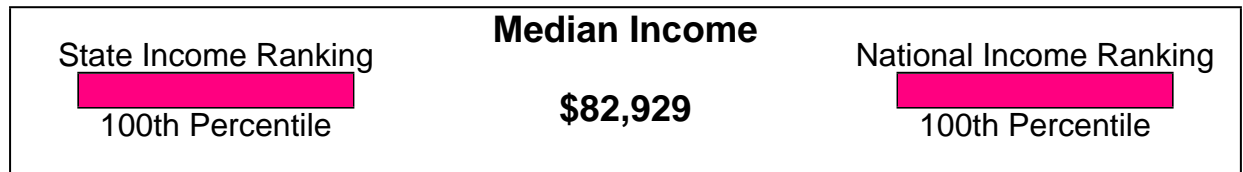
, CASTLE ROCK, CO 80104

Denomination: Church of Jesus Christ of Latter Day Saints

Phone: (303)688-3653

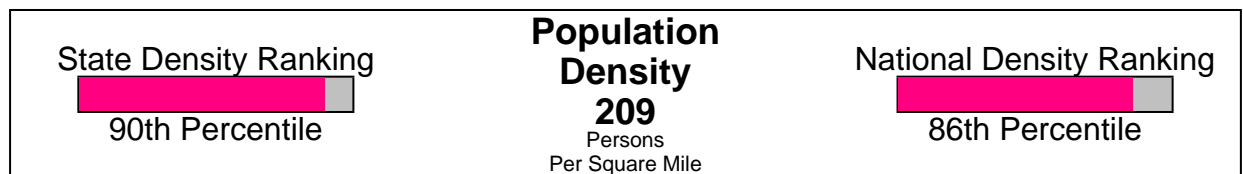
Distance from Subject: 0.70 miles

Income For Douglas County

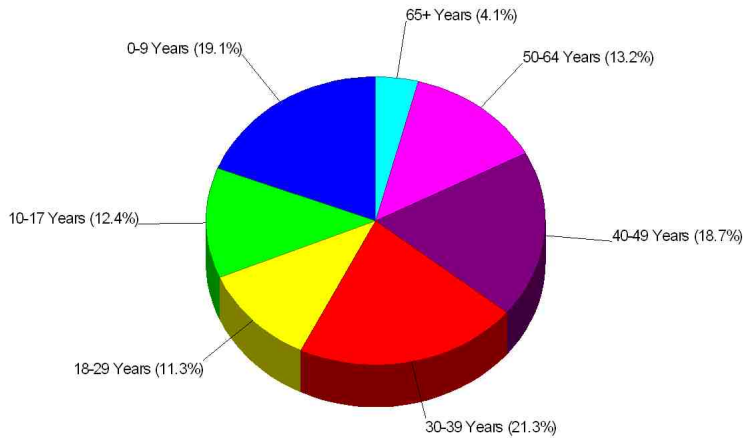


Population For Douglas County

Population = 175,766
Land Area = 840.1 Square Miles

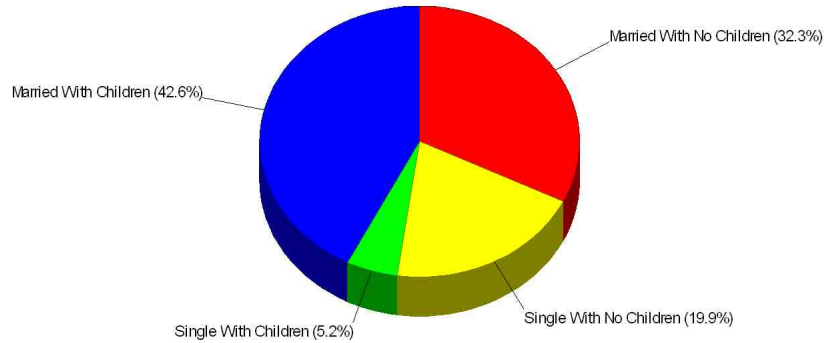


Age Breakdown For Douglas County Average Age = 33.7 Years



Household Characteristics For Douglas County

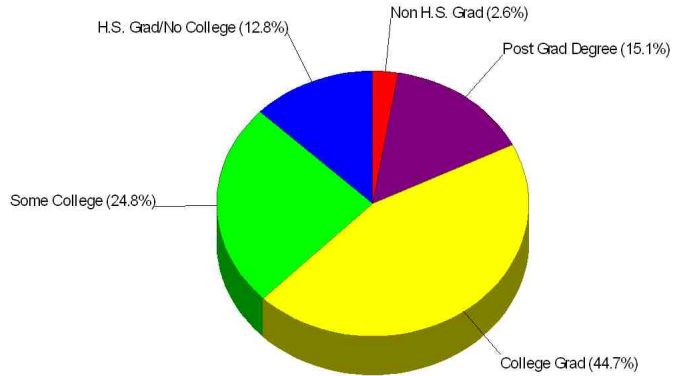
74.9% Married
47.8% With Children



Prepared by The Batson Team

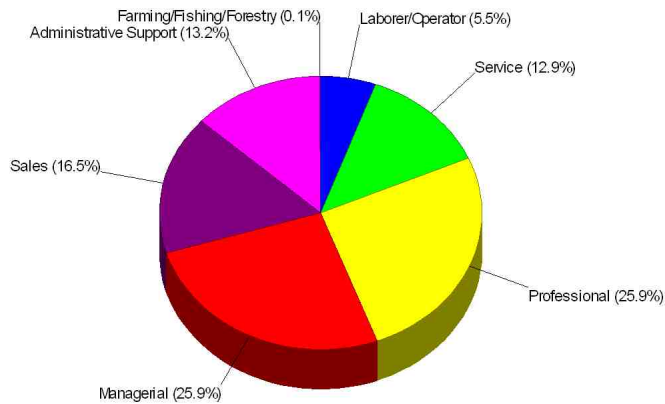
Adult Education Level For Douglas County

97.4% High School Graduates
59.8% College Graduates



Employment For Douglas County

Average Travel Time To Work = 31.4 Minutes



Occupation