

WOODY CREEK / LOWER RIVER ROAD – SINGLE FAMILY RESIDENTIAL SALES FOR 2021/2022

Appraisal date: June 30, 2020

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	HEATED		LAND SIZE	SALE DATE	SALE PRICE	TIME ADJ	
				AREA	QUALITY				SALE PRICE	VALIDITY
R006385	Section: 25 Township: 8 Range: 86 A TRACT OF LAND	112010	1870 LOWER RIVER RD	3,460	4 - GOOD	2	6/10/2019	1,900,000	2,019,510	Q/V
R009203	ASPEN RIVER VALLEY RANCH Lot: 2-A AKA PARCEL	112010	2569 LOWER RIVER RD	7,180	5 - V GOOD	10	12/10/2019	3,050,000	3,144,550	Q/*
R009785	ASPEN RIVER VALLEY RANCH Lot: 2-B LOT B TRACT	112010	2673 LOWER RIVER RD	5,095	5 - V GOOD	12.94	3/20/2020	5,322,799	5,404,770	Q/V
R011999	M/B LOWER RIVER ROAD Tract: 70&71 Quarter: S	112010	50 E RIVER RANCH RD	2,160	3 - AVERAGE	56.35	1/13/2020	12,250,000	12,566,050	Q/V
R013930	MURRY LOW IMPACT Lot: 2	112010	2556 LOWER RIVER RD	4,968	5 - V GOOD	19.17	5/14/2020	4,825,000	4,849,607	Q/V
R014112	Section: 6 Township: 9 Range: 85 A TRACT OF LAND	112031	161 GERBAZ WY	4,424	4 - GOOD	0.78	4/11/2019	3,650,000	3,919,370	Q/*
R003432	LITTLE TEXAS Lot: 11 Section: 16 Township: 9 Range: 85	112032	115 LITTLE TEXAS LN	1,800	2 - FAIR	0.52	9/17/2018	1,675,000	1,863,772	Q/*
R003199	M/B WOODY CREEK Quarter: SE Section: 16 Township: 9 Range: 85	112041	232 WOODS RD	5,099	5 - V GOOD	2	12/27/2018	3,400,000	3,726,060	Q/*
R003199	M/B WOODY CREEK Quarter: SE Section: 16 Township: 9 Range: 85	112041	232 WOODS RD	5,099	5 - V GOOD	2	11/19/2019	5,950,000	6,165,985	Q/V
R003314	M/B WOODY CREEK Section: 16 Township: 9 Range: 85	112041	406 TWINING FLATS RD	1,744	3 - AVERAGE	3.06	5/1/2020	1,899,000	1,908,684	Q/V
R003420	WOLFSON Lot: 3 AMENDED LOT 3 PER PLAT BK122	112083	1092 WOODY CREEK RD	5,552	5 - V GOOD	4.535	7/30/2018	6,000,000	6,744,600	Q/V
R003961	M/B WOODY CREEK Section: 29 Township: 9 Range: 85	112084	6067 WOODY CREEK RD	7,307	5 - V GOOD	14.707	8/16/2019	6,048,000	6,363,705	Q/V
R016981	SILVER CREEK SUB Lot: 1	112084	60 LARKSPUR MTN RD	1,823	5 - V GOOD	6.51	10/29/2018	1,880,000	2,081,348	Q/V