

RED MOUNTAIN – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED AREA	SALE DATE	SALE PRICE	MARKET ADJ SALE PRICE	VALIDITY
R003144	PITKIN GREEN Block: 1 Lot: 12	104011	1130 WILLOUGHBY WY	1.456	4 - GOOD	8,445	6/21/2021	19,000,000	30,772,400	Qualified/Invalid
R003151	PITKIN GREEN Block: 1 Lot: 7	104011	89 PITKIN WY	0.75	4 - GOOD	4,961	9/16/2021	12,500,000	17,946,250	Qualified/Invalid
R003179	PITKIN GREEN Block: 2 Lot: 14	104011	59 HERRON HOLLOW RD	34160	3 - AVERAGE	3,252	2/4/2021	6,700,000	12,743,400	Qualified/Invalid
R003286	SUNNY ACRES Lot: 2	104011	287 WILLOUGHBY WY	33561	5 - V GOOD	6,130	4/14/2022	23,500,000	25,466,950	Qualified/Valid
R003419	GREEN ACRES Block: 1 Lot: 2	104011	288 WILLOUGHBY WY	0.98	7 - SUPERIOR	8,798	5/2/2021	31,000,000	52,266,000	Qualified/Invalid
R003549	M/B RED MOUNTAIN Section: 12 Township: 10 P	104011	478 WILLOUGHBY WY	1.16	4 - GOOD	4,093	10/26/2021	19,925,000	27,478,567	Qualified/Invalid
R003550	PITKIN GREEN Block: 2 Lot: 22	104011	763 WILLOUGHBY WY	1.23	4 - GOOD	5,300	9/14/2021	14,100,000	20,243,370	Qualified/Invalid
R007817	PITKIN GREEN Block: 1 Lot: 6B	104011	904 WILLOUGHBY WY	1.089	5 - V GOOD	7,791	7/26/2021	18,250,000	28,354,455	Qualified/Invalid
R010220	PITKIN GREEN Lot: 6A	104011	926 WILLOUGHBY WY	1.04	5 - V GOOD	6,708	4/28/2022	35,000,000	37,929,500	Qualified/Invalid
R010483	CHEEK Lot: 2	104011	711 WILLOUGHBY WY	1.37	6 - EXCELLENT	8,020	11/4/2021	19,550,000	25,893,216	Qualified/Invalid
R010485	CHEEK Lot: 4	104011	419 WILLOUGHBY WY	4.505	7 - SUPERIOR	22,405	6/15/2021	72,500,000	117,259,040	Qualified/Valid
R003635	RIDGE OF RED MOUNTAIN Lot: 24	104021	12 SALVATION CIR	31044	6 - EXCELLENT	7,272	1/29/2021	27,371,000	54,194,580	Qualified/Valid
R003788	RIDGE OF RED MOUNTAIN Lot: 20	104021	41 SALVATION CIR	30821	5 - V GOOD	5,837	6/15/2021	11,500,000	18,609,204	Qualified/Valid
R003276	RIDGE OF RED MOUNTAIN Lot: 2 REPLAT 1	104031	62 BENNETT CT	19048	5 - V GOOD	4,976	8/26/2021	10,614,991	15,864,104	Qualified/Invalid
R003358	RIDGE OF RED MOUNTAIN Lot: 35	104031	349 DRAW DR	1.239	5 - V GOOD	4,440	4/19/2021	8,725,000	15,313,247	Qualified/Valid
R003516	RIDGE OF RED MOUNTAIN Lot: 32	104031	346 DRAW DR	1.388	6 - EXCELLENT	7,326	6/22/2021	19,850,000	32,149,060	Qualified/Valid
R003625	RIDGE OF RED MOUNTAIN Lot: 28	104031	250 DRAW DR	30361	4 - GOOD	3,940	2/3/2022	9,500,000	11,156,800	Qualified/Valid
R003626	RIDGE OF RED MOUNTAIN Lot: 5 REPLAT 2	104031	25 NIGHTHAWK DR	16657	4 - GOOD	2,635	9/13/2021	7,725,000	11,090,782	Qualified/Valid
R003201	RED MOUNTAIN RANCH Block: 3 Lot: 1	104041	1683 RED MOUNTAIN RD	44488	4 - GOOD	6,899	11/18/2021	14,700,000	19,448,064	Qualified/Invalid
R003993	RED MOUNTAIN RANCH Block: 3 Lot: 10	104041	2137 RED MOUNTAIN RD	126574	5 - V GOOD	17,839	2/28/2022	40,000,000	46,976,000	Qualified/Valid
R011864	SWALES LOT SPLIT Lot: B	104041	200 W REDS RD	46144	4 - GOOD	5,838	6/30/2021	11,000,000	17,815,357	Qualified/Invalid
R003160	RED MOUNTAIN RANCH Block: 1 Lot: 8	104051	323 E REDS RD	31926	3 - AVERAGE	2,930	6/18/2021	12,100,000	19,597,160	Qualified/Invalid

**A sale marked invalid means that the property changed after the sale such as a remodel, addition, or demo of the prior home.*