

STARWOOD / MCLAIN FLATS – 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
R003174	STARWOOD Block: 6 Lot: R-47 STARWOOD SIX	105001	623 JOHNSON DR	3.68	3 - AVERAGE	4,150	6/11/2021	3,930,000	6,365,028	Qualified/Valid
R003281	STARWOOD Lot: R-31 STARWOOD TWO	105001	498 S STARWOOD DR	3.84	5 - V GOOD	6,720	8/23/2021	5,650,000	8,443,177	Qualified/Valid
R003601	STARWOOD Block: 16 Lot: R-94 STARWOOD SIXT	105001	70 LARSON DR	2.63	6 - EXCELLENT	7,219	10/29/2021	13,250,000	18,273,075	Qualified/Invalid
R003612	STARWOOD Block: 8 Lot: R-60 STARWOOD EIGH	105001	1000 S STARWOOD DR	2.42	7 - SUPERIOR	18,951	6/13/2022	48,000,000	48,000,000	Qualified/Valid
R003988	STARWOOD Lot: R-10 ORIGINAL STARWOOD	105001	75 N STARWOOD DR	2.9	6 - EXCELLENT	5,216	7/30/2021	9,350,000	14,546,730	Qualified/Valid
R006245	WHITE HORSE SPRINGS Block: 1 Lot: 11 Section:	105003	80 MCLAIN CT	10.29	5 - V GOOD	4,572	1/7/2021	10,033,600	19,866,528	Qualified/Valid
R006268	WHITE HORSE SPRINGS Block: 1 Lot: 12 A TRACT	105003	2120 MCLAIN FLATS RD	6.81	5 - V GOOD	5,304	11/8/2021	8,600,000	11,393,280	Qualified/Valid
R006280	WHITE HORSE SPRINGS Block: 1 Lot: 3	105003	2780 MCLAIN FLATS RD	4.23	6 - EXCELLENT	9,633	2/16/2022	16,500,000	19,365,856	Qualified/Valid
R021000	M/B MCLAIN FLATS Section: 35 Township: 9 Ran	105003	127 TRENTAZ DR	0.277	6 - EXCELLENT	5,516	4/1/2022	15,600,000	16,905,720	Qualified/Valid
R012391	WHITE STAR RANCHES Lot: 2	105009	191 YELLOW FOX LN	14.02	6 - EXCELLENT	5,308	10/1/2021	10,000,000	13,791,000	Qualified/Valid
R012392	WHITE STAR RANCHES Lot: 3 AKA TRACT 3	105009	200 YELLOW FOX LN	29.98	6 - EXCELLENT	9,822	1/18/2021	17,825,000	35,293,500	Qualified/Valid

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