

**BRUSH CREEK VILLAGE – 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
R003238	BRUSH CREEK VILLAGE Block: 1 Lot: 11 FILING 2	106011	652 UPPER RANCH RD	<b>2.28</b>	3 - AVERAGE	1,944	7/6/2021	1,900,000	<b>2,987,370</b>	Qualified/Valid
R003332	BRUSH CREEK VILLAGE Block: 1 Lot: 9 FILING 2	106011	474 UPPER RANCH RD	<b>2.1</b>	4 - GOOD	2,652	5/31/2022	3,300,000	<b>3,438,600</b>	Qualified/Valid
R003541	BRUSH CREEK VILLAGE Block: 2 Lot: 4 FILING 2	106011	295 UPPER RANCH RD	<b>2.08</b>	4 - GOOD	2,154	6/17/2022	2,550,000	<b>2,550,000</b>	Qualified/Valid
R003543	BRUSH CREEK VILLAGE Block: 5 Lot: 2 FILING 1	106011	98 SNOW FOX LN	<b>2.1</b>	4 - GOOD	5,046	12/10/2021	4,500,000	<b>5,760,000</b>	Qualified/Valid
R003567	BRUSH CREEK VILLAGE Block: 7 Lot: 16 FILING 1	106011	2661 JUNIPER HILL DR	<b>3.2</b>	4 - GOOD	4,164	7/27/2021	3,350,000	<b>5,267,205</b>	Qualified/Valid
R003832	BRUSH CREEK VILLAGE Block: 3 Lot: 2 FILING 1	106011	400 MEDICINE BOW RD	<b>4.008</b>	5 - V GOOD	4,209	9/29/2021	3,500,000	<b>5,068,350</b>	Qualified/Valid
R003975	BRUSH CREEK VILLAGE Block: 2 Lot: 17 FILING 2	106011	1170 JUNIPER HILL DR	<b>2.33</b>	3 - AVERAGE	2,596	9/20/2021	2,025,000	<b>2,932,257</b>	Qualified/Valid
R008498	BRUSH CREEK VILLAGE Block: 1 Lot: 4 FILING 1	106011	845 BRUSH CREEK RD	<b>2</b>	6 - EXCELLENT	7,174	6/4/2021	4,222,000	<b>6,917,324</b>	Qualified/Invalid
R008517	BRUSH CREEK VILLAGE Block: 3 Lot: 6 FILING 1	106011	450 SOLAR WY	<b>2.734</b>	4 - GOOD	3,164	10/7/2021	3,900,000	<b>5,420,220</b>	Qualified/Valid
R009053	BRUSH CREEK VILLAGE Block: 5 Lot: 4 FILING 1	106011	122 TABULA RASA LN	<b>3</b>	4 - GOOD	3,055	10/6/2021	3,300,000	<b>4,586,340</b>	Qualified/Valid
R013529	BRUSH CREEK VILLAGE Block: 3 Lot: 1	106011	244 MEDICINE BOW RD	<b>2</b>	4 - GOOD	3,724	5/19/2022	3,800,000	<b>3,959,600</b>	Qualified/Valid
R015312	DROSTE/PIONEER SPRGS RANCH-UNPLATTED Lo	106012	450 PIONEER SPRINGS R	<b>38.906</b>	6 - EXCELLENT	13,075	2/4/2022	14,625,000	<b>17,241,412</b>	Qualified/Valid
R015315	DROSTE/PIONEER SPRGS RANCH-UNPLATTED Lo	106012	650 PIONEER SPRINGS R	<b>35.922</b>	6 - EXCELLENT	6,932	4/5/2022	14,250,000	<b>14,386,850</b>	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.*