

CRYSTAL RIVER VALLEY – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024

Appraisal date: June 30, 2022

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED		MARKET ADJ		VALIDITY
						AREA	SALE DATE	SALE PRICE	SALE PRICE	
R007458	M/B THOMPSON CREEK Section: 15 Township: 8	111007	513 N THOMAS RD	4.91	3 - AVERAGE	2,295	3/8/2021	1,615,000	2,705,609	Qualified/Invalid
R007544	LOWER SEWELL TRACTS Lot: 19 Section: 34 Town	111009	86 S BILL CREEK RD	0.82	3 - AVERAGE	2,536	8/27/2021	738,000	1,040,176	Qualified/Valid
R007613	LOWER SEWELL TRACTS Lot: 21 Section: 34 Town	111009	87 S BILL CREEK RD	0.82	3 - AVERAGE	2,440	8/27/2021	929,000	1,310,094	Qualified/Valid
R007488	GESBERG Lot: 4 AKA PARCEL 4 AMENDED	111013	11474 HWY 133	1.04	MFG - 4 AVERAGE	858	5/2/2022	394,500	408,100	Qualified/Valid
R007361	CRYSTAL RIVER ESTATES Lot: 4	111015	100 ARAPAHOE LN	0.49	3 - AVERAGE	1,739	6/3/2022	791,500	788,500	Qualified/Valid
R007835	CRYSTAL RIVER ESTATES Lot: 3 Section: 29 Town	111015	212 CHEROKEE LN	0.49	3 - AVERAGE	1,664	3/1/2021	564,560	945,221	Qualified/Valid
R007766	SWISS VILLAGE TRACTS Lot: 35	111016	11 SHOSHONE TRL	0.36	4 - GOOD	1,712	6/8/2021	719,000	1,084,969	Qualified/Valid
R007820	SWISS VILLAGE TRACTS Lot: 17	111016	77 APACHE TRL	0.69	3 - AVERAGE	1,728	5/21/2021	635,000	992,670	Qualified/Valid
R007846	SWISS VILLAGE TRACTS Lot: 26 LYING NWLY OF A	111016	321 UTE TRL	0.43	2 - FAIR	1,153	12/20/2021	420,000	516,060	Qualified/Valid
R007953	SWISS VILLAGE TRACTS Lot: 38	111016	232 UTE WY	0.38	3 - AVERAGE	2,234	5/7/2021	651,000	1,018,007	Qualified/Valid
R009087	SWISS VILLAGE TRACTS Lot: 31 LYING ELY OF A 3	111016	200 UTE TRL	0.36	3 - AVERAGE	2,243	1/11/2021	628,000	1,119,892	Qualified/Valid
R007847	CRYSTAL RIVER COUNTRY ESTATES Block: 2 Lot: 1	111018	483 CRYSTAL CIR	2.53	4 - GOOD	1,920	8/2/2021	900,000	1,269,540	Qualified/Valid
R007768	Section: 9 Township: 10 Range: 88 LAND IN NE4	111022	100 MOUNTAIN LION DR	2	4 - GOOD	4,838	12/28/2021	1,575,000	1,933,074	Qualified/Valid
R009659	EL RANCHO DELUXE Lot: 3	111022	279 TROUT RUN DR	2.46	5 - V GOOD	2,265	5/6/2021	1,700,000	2,658,252	Qualified/Valid
R018619	HOT SPRINGS RANCH (UNPLATTED)	111022	14418 HWY 133	9.113	3 - AVERAGE	2,410	3/11/2021	1,217,737	2,040,074	Qualified/Valid
R007486	ELK MOUNTAIN Lot: 43	111025	43 ELK MOUNTAIN DR	0.25	3 - AVERAGE	1,388	9/15/2021	425,000	579,232	Qualified/Valid
R007350	CRYSTAL RIVER PARK Lot: 6,	111026	122 CHAIR MOUNTAIN D	0.25	3 - AVERAGE	2,846	8/27/2021	810,000	1,141,880	Qualified/Valid
R007391	CRYSTAL RIVER PARK FIRST ADDITION Lot: 9A AN	111026	210 CHAIR MOUNTAIN D	0.46	4 - GOOD	2,587	12/17/2021	1,165,125	1,432,288	Qualified/Valid
R007396	CRYSTAL RIVER PARK SECOND ADDI Lot: G	111026	440 CRYSTAL PARK DR	0.663	4 - GOOD	2,630	1/7/2021	900,000	1,614,871	Qualified/Valid
R007493	CRYSTAL RIVER PARK Lot: 4	111026	84 CHAIR MOUNTAIN DR	0.23	3 - AVERAGE	1,554	6/25/2021	699,000	1,055,956	Qualified/Valid
R007701	CRYSTAL RIVER PARK Lot: 63	111026	11 CHAIR MOUNTAIN DR	0.22	3 - AVERAGE	1,548	8/3/2021	750,000	1,056,539	Qualified/Valid
R007329	REDSTONE RANCH ACRES Lot: A-3	111027	189 BEAVER DR	0.64	3 - AVERAGE	1,624	3/17/2021	644,000	1,078,055	Qualified/Valid
R007516	REDSTONE RANCH ACRES Lot: A-9	111027	95 ELK LN	0.55	3 - AVERAGE	1,456	6/28/2021	561,000	846,971	Qualified/Valid
R007585	REDSTONE RANCH ACRES Lot: E-11	111027	222 BOBCAT LN	0.45	4 - GOOD	1,932	8/30/2021	690,000	972,749	Qualified/Valid
R007713	REDSTONE RANCH ACRES Lot: A-10 AND:- Lot: A	111027	152 ELK LN	0.9	4 - GOOD	1,065	7/19/2021	625,000	911,040	Qualified/Valid
R007715	REDSTONE RANCH ACRES Lot: F-1	111027	46 BISON LN	1.76	4 - GOOD	1,968	11/15/2021	832,000	1,058,171	Qualified/Valid
R006813	REDSTONE Lot: 54 AND:- Lot: 54A 56, 56A, 58 &	111030	544 REDSTONE BLVD	0.565	3 - AVERAGE	1,550	5/10/2021	700,000	1,094,800	Qualified/Valid
R006845	KISTLER Block: 4 Lot: 1A AMENDED LOTS 1 & 2	111030	385 REDSTONE BLVD	1.4	3 - AVERAGE	1,582	1/6/2021	749,500	749,500	Qualified/Valid
R006860	REDSTONE Lot: 72 AND:- Lot: 72A	111030	622 REDSTONE BLVD	0.18	3 - AVERAGE	1,935	9/7/2021	799,000	1,087,594	Qualified/Valid
R006886	REDSTONE Lot: 73 & 73A, 75, 75A, 77 & 77A	111030	635 REDSTONE BLVD	0.97	3 - AVERAGE	1,631	9/15/2021	700,000	953,689	Qualified/Valid
R006888	REDSTONE Lot: 69 AND:- Lot: 69A	111030	605 REDSTONE BLVD	13962	4 - GOOD	1,651	6/29/2021	678,000	1,024,223	Qualified/Valid
R008550	REDSTONE Lot: 27 AND:- Lot: 27A	111030	70 WRITERS WY	1.15	3 - AVERAGE	1,552	10/8/2021	675,000	888,840	Qualified/Valid
R015300	REDSTONE Lot: 24	111030	254 REDSTONE BLVD	12375	3 - AVERAGE	1,702	9/15/2021	825,000	1,123,711	Qualified/Valid
R021740	STAN WEIS LLC SUB EXEMPTION Lot: A	111030	373 REDSTONE BLVD	0.258	3 - AVERAGE	1,232	9/17/2021	622,500	848,405	Qualified/Valid
R014589	REDSTONE UNIQUE - UNPLATTED Lot: 1	111035	350 COAL CREEK RD	38.05	5 - V GOOD	4,486	6/21/2021	2,433,000	3,664,795	Qualified/Valid
R014955	REDSTONE UNIQUE - UNPLATTED Lot: 5A	111035	750 COAL CREEK RD	35.001	4 - GOOD	3,214	3/4/2021	1,200,000	2,010,024	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.