

CRYSTAL RIVER VALLEY – 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
R009713	PARCEL 1: A TRACT OF LAND SITUATED IN SECTION	111004	1567 PRINCE CREEK RD	4,402	4 - GOOD	30.7	5/20/2019	3,227,500	3,443,742	Q/V
R007857	M/B CRYSTAL RIVER Section: 15 Township: 8 Rang	111007	353 THOMAS RD	2,519	4 - GOOD	7.39	12/16/2019	1,999,500	2,060,284	Q/*
R007657	SEVEN OAKS SUBDIVISION Lot: 12	111008	705 SEVEN OAKS RD	2,004	3 - AVERAGE	1	4/19/2019	494,800	530,574	Q/V
R007831	SEVEN OAKS SUBDIVISION Lot: 2	111008	780 SEVEN OAKS RD	1,170	3 - AVERAGE	1	11/12/2019	504,550	522,461	Q/V
R007612	LOWER SEWELL TRACTS Lot: 100 Section: 34 Town	111009	116 S BILL CREEK RD	2,266	3 - AVERAGE	1.08	9/12/2019	603,800	631,514	Q/V
R008782	PHILLIPS LOT LINE ADJ Lot: 2	111011	7960 HWY 133	2,496	2 - FAIR	5.158	6/18/2019	466,800	495,601	Q/V
R007764	CRYSTAL RIVER ESTATES Lot: 10	111015	225 CHEROKEE LN	4,662	4 - GOOD	5.77	10/19/2018	984,700	1,087,995	Q/V
R007946	Section: 29 Township: 9 Range: 88 A PARCEL OF LA	111015	101 CHEROKEE LN	3,798	4 - GOOD	10.74	11/8/2019	1,100,000	1,139,050	Q/V
R007559	M/B CRYSTAL RIVER Section: 29 Township: 9 Rang	111016	134 UTE TRL	1,962	4 - GOOD	2.19	6/25/2020	595,000	595,000	Q/V
R007598	SWISS VILLAGE TRACTS Lot: 18 PLUS M&B AS FOLL	111016	103 APACHE TRL	740	4 - GOOD	0.98	10/4/2019	464,650	483,561	Q/V
R007769	SWISS VILLAGE TRACTS Lot: 16	111016	35 APACHE TRL	1,524	3 - AVERAGE	0.83	8/2/2019	460,000	483,506	Q/V
R007820	SWISS VILLAGE TRACTS Lot: 17	111016	77 APACHE TRL	1,728	3 - AVERAGE	0.69	7/24/2018	478,500	536,685	Q/V
R007941	SWISS VILLAGE TRACTS Lot: 30 LYING SELY OF A 30	111016	166 UTE TRL	2,504	4 - GOOD	0.46	5/28/2019	615,611	656,856	Q/V
R007949	SWISS VILLAGE TRACTS Lot: 27	111016	339 UTE TRL	1,711	4 - GOOD	0.43	12/16/2019	611,750	630,347	Q/V
R007353	CRYSTAL RIVER COUNTRY ESTATES Block: 1 Lot: 2	111018	358 CRYSTAL LN	2,842	3 - AVERAGE	2.9	5/19/2020	789,500	793,447	Q/V
R007582	CRYSTAL RIVER COUNTRY ESTATES Block: 1 Lot: 4	111018	600 CRYSTAL LN	2,396	3 - AVERAGE	5.006	10/5/2018	720,000	795,528	Q/V
R007635	CRYSTAL RIVER COUNTRY ESTATES Block: 1 Lot: 4	111018	357 CRYSTAL LN	3,957	3 - AVERAGE	2.04	4/24/2020	1,280,000	1,292,800	Q/V
R007725	CRYSTAL RIVER COUNTRY ESTATES Block: 2 Lot: 34	111018	208 CRYSTAL CIR	2,472	3 - AVERAGE	1	6/17/2020	674,500	674,500	Q/V
R007847	CRYSTAL RIVER COUNTRY ESTATES Block: 2 Lot: 15	111018	483 CRYSTAL CIR	1,920	3 - AVERAGE	2.53	10/28/2019	600,000	624,420	Q/V
R007861	M/B CRYSTAL RIVER Section: 21 Township: 9 Rang	111018	11258 HWY 133	3,793	4 - GOOD	3.903	10/18/2018	1,600,000	1,767,840	Q/V
R008022	Section: 4 Township: 10 Range: 88 LAND IN SE4SW	111022	15470 HWY 133	2,770	3 - AVERAGE	2	7/16/2019	759,500	802,335	Q/V
R009658	EL RANCHO DELUXE Lot: 2	111022	140 TROUT RUN DR	1,154	2 - FAIR	2.14	9/25/2019	450,750	471,439	Q/V
R007541	ELK MOUNTAIN Lot: 66	111025	66 ELK MOUNTAIN DR	1,144	3 - AVERAGE	0.263	8/7/2018	439,500	490,482	Q/V
R014342	ELK MOUNTAIN Lot: 1 AND:- Lot: 2	111025	10 ELK MOUNTAIN DR	2,049	3 - AVERAGE	0.517	10/28/2019	536,500	558,335	Q/V
R014966	Section: 20 Township: 10 Range: 88 TRACT OF LAN	111025	251 CHAIR MOUNTAIN DR	3,492	5 - V GOOD	32.24	9/17/2019	1,900,000	1,987,210	Q/V
R019176	SIMON/NELSEN/TREMBLY SUB EXEMPTION Lot: 32	111025	410 ELK MOUNTAIN DR	1,681	4 - GOOD	1.03	11/16/2018	690,800	759,465	Q/V
R007391	CRYSTAL RIVER PARK FIRST ADDITION Lot: 9A AND	111026	210 CHAIR MOUNTAIN DR	2,587	3 - AVERAGE	0.46	9/7/2018	675,000	749,520	Q/V
R007406	CRYSTAL RIVER PARK SECOND ADDI Lot: 18	111026	65 RUBY MOUNTAIN DR	2,474	4 - GOOD	0.547	10/2/2019	728,500	758,149	Q/*
R007581	HUNTER/COLOMO BOUNDARY LINE ADJ PARCELS	111026	9 CHAIR MOUNTAIN DR	588	3 - AVERAGE	1.07	9/10/2018	327,300	363,433	Q/V
R006812	REDSTONE Lot: 28	111030	282 FIREHOUSE RD	1,326	3 - AVERAGE	0.52	7/30/2019	519,300	548,588	Q/V
R006813	REDSTONE Lot: 54 AND:- Lot: 54A 56, 56A, 58 & 58	111030	544 REDSTONE BLVD	1,550	3 - AVERAGE	0.565	1/15/2019	475,000	517,037	Q/*
R006813	REDSTONE Lot: 54 AND:- Lot: 54A 56, 56A, 58 & 58	111030	544 REDSTONE BLVD	1,550	3 - AVERAGE	0.565	11/4/2019	555,000	574,702	Q/V
R006887	REDSTONE Lot: 65 AND:- Lot: 65A , 67 & 67A	111030	591 REDSTONE BLVD	1,267	3 - AVERAGE	0.63	6/13/2019	509,800	541,254	Q/*
R007591	Section: 17 Township: 10 Range: 88 A TRACT OF LA	111030	1000 REDSTONE BLVD	1,813	4 - GOOD	0.57	6/17/2019	675,000	716,647	Q/V
R015181	REDSTONE Lot: 18	111030	274 REDSTONE BLVD	1,811	3 - AVERAGE	11250	7/8/2019	574,300	606,690	Q/*
R015181	REDSTONE Lot: 18	111030	274 REDSTONE BLVD	1,811	3 - AVERAGE	11250	6/29/2020	619,500	619,500	Q/V

Q/V = qualified valid sale

Q/* = qualified sale that has changed since date of sale (remodel, addition,..)