



prepared by  
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## Ponds at Blue River 2011 Tax Comparables

<u>Address</u>	<u>Price</u>	<u>Sq Ft</u>	<u>Price Sq Ft</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Date Sold</u>	<u>Days on Mkt</u>
174 Allegra	\$560,000	1701	\$329	3	3.5	Aug-08	151
120 Allegra Ln	\$586,850	1795	\$327	3	3.5	Sep-08	102
194 Robin Dr	\$590,000	1701	\$347	3	3.5	Sep-08	46
132 Allegra Ln	\$507,000	1701	\$298	3	3.5	May-09	214
160 Robin Dr	\$572,500	1914	\$299	4	3.5	Sep-09	126
190 Robin Dr	\$595,000	1914	\$311	4	3.5	Oct-09	151
<b>Averages:</b>	<b>\$568,558</b>		<b>\$319</b>				<b>132</b>
<b>Count:</b>	<b>6</b>						

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