



prepared
Chuck Leath

Three Peaks Homes Tax Comparables 2011

Address	Price	Sq Ft	Price Sq Ft	Bdrms	Baths	Date Sold	Garage
545 Two Cabins Dr	\$1,560,000	3745	\$417	4	4.5	Jul-08	2
175 Bull Lake Ct	\$1,775,000	4000	\$444	4	4.5	Sep-08	2
2550 Hunters Knob Rd	\$2,550,000	5965	\$427	5	6.5	Sep-08	3+
2080 Currant Way	\$1,082,500	2672	\$405	3	3	Oct-08	2
235 Game Trail	\$1,375,000	3254	\$423	4	3.5	Oct-08	3+
230 Arnica Ln	\$1,150,000	3406	\$338	5	3.5	Dec-08	2
275 Two Cabins Dr	\$1,713,750	4358	\$393	4	4.5	May-09	3
330 High Park Ct	\$2,450,000	5385	\$455	5	4.75	May-09	3+
311 Two Cabins Dr	\$965,000	3076	\$314	4	3.75	Aug-09	2
1330 Golden Eagle Rd	\$1,625,000	4650	\$349	4	4.5	Aug-09	3
2675 Hunters Knob Rd	\$1,450,000	5491	\$264	4+loft	5.5	Sep-09	2
1400 Golden Eagle Rd	\$970,000	4000	\$243	4+loft	4.5	Sep-09	2
315 Game Trail Rd	\$1,450,000	3782	\$383	5	4.5	Oct-09	2
255 Game Trail Rd	\$1,065,000	3678	\$290	4	4.5	Nov-09	2
175 Two Cabins Dr	\$1,237,500	4201	\$295	5	5.5	Nov-09	3
2200 Currant Way	\$875,000	3847	\$227	3+loft	2.5	Jan-10	2
255 High Park Ct	\$1,475,000	4098	\$360	5	5.5	Apr-10	3
200 Game Trail Rd	\$1,500,000	4284	\$350	4	3.5	Apr-10	3
115 Arnica Ln	\$1,045,000	4073	\$257	5	5.5	May-10	2
1130 Golden Eagle Rd	\$800,000	3795	\$211	4	3.5	May-10	2
520 Two Cabins Dr	\$1,075,000	4400	\$244	4+loft	5.5	Jun-10	2
2855 Hunters Knob Rd	\$1,595,000	5125	\$311	6	5.5	Jun-10	3+

Averages: **\$1,399,261** **\$336**
Count: **22**

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IERS, CRS

**Days on
Mkt &
New
Const?**

66
452 (new)
257
386 (new)
127 (new)
357
90
328 (new)
96
427 (new)
383 (new)
518 (new)
132
328
479
152
465
480
430
155
348
339

303

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- any