

10 RVR Homesites Sold in 2012

	Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent	MLS	Closed
CH	\$59,900	\$55,000	1193 Heritage Drive	Ph VA Blk HH Lot 21	10,802	Owner of Record	Craig Rathbun	Lynn Kirchner	122954	2/14/2012
S	\$39,000	\$37,250	618 North Bridge Dr	Ph IV Blk A Lot 59	7,016	Cruz	Sean DeMoraes	Jeff Kelley	120135	4/18/2012
CH	\$165,000	\$165,000	4021 Crystal Bridge	Ph VI Blk W Lot 11	50,763	CO RF Invest	Brian Leasure	Karen Toth	125324	5/3/2012
CH	\$135,000	\$135,000	4033 Crystal Bridge	Ph VI Blk W Lot 12	54,617	CO RF Invest	Brian Leasure	Karen Toth	125327	5/3/2012
CH	\$195,000	\$165,000	5145 Crystal Bridge	Ph I Blk J Lot 1	17,685	Weinstein	Brian Leasure	Hilary Porterfield	123833	5/14/2012
S	\$48,500	\$46,750	634 North Bridge Dr	Ph IV Blk A Lot 55	6,960	Goth	Borchelt/Dillard	Tony Scheer	124255	5/11/2012
S	\$48,500	\$48,500	610 North Bridge Dr	Ph IV Blk A Lot 61	6,969	Shook	Mike Shook	Brian Leasure	N/A	6/14/2012
SV	\$49,500	\$40,500	649 North Bridge Dr	Ph IV Blk B, Lot 6	5,992	Timberline Bank	Patty Brendlinger	Nancy Emerson	120619	7/16/2012
S	\$69,000	\$65,000	488 Settlement Lane	Ph III Blk A Lot 16	9,944	Throm	Brian Leasure	Brian Leasure	124970	7/31/2012
CH	\$195,000	\$155,000	4043 Crystal Bridge	Ph VI Blk W Lot 13	46,126	Behr	Brian Leasure	Karen Toth	125461	9/27/2012
	Total =	\$913,000	/ 10 sales = \$91,300 average							

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CH = Custom Homesite S = Settlement Homesite SV = Sopris View B = Boundary CS = Crystal Springs

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20 RVR Homesites Sold in 2011

Status	Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent	MLS	Closed	
CH	Sold	\$179,000	\$137,500	1168 Heritage Drive	Blk HH Lot 2	9,540	Arnold	Borchelt/Dillard	Borchelt/Dillard	113099	2/14/2011
CH	Sold	\$79,200	\$78,000	4100 Crystal Bridge	Blk KK Lot 17	13,594	Chase Bank	Kim McKinley	Jeff Kelley	122285	9/26/2011
CH	Sold	\$225,000	\$155,000	264 Crystal Canyon	Blk Z Lot 9	14,450	Big View	Lynn Kirchner	Sandy Smith	112189	10/6/2011
CH	Sold	\$210,000	\$90,000	101 Bowles Drive	GG1	15,467	RVR Company	Lynn Kirchner	Karen Toth	117364	10/26/2011
CH	Sold	\$220,000	\$90,000	103 Bowles Drive	GG2	18,787	RVR Company	Lynn Kirchner	Karen Toth	117365	10/26/2011
CH	Sold	\$230,000	\$90,000	105 Bowles Drive	GG3	17,273	RVR Company	Lynn Kirchner	Karen Toth	117366	10/26/2011
CH	Sold	\$205,000	\$90,000	107 Bowles Drive	GG4	14,495	RVR Company	Lynn Kirchner	Karen Toth	117368	10/26/2011
CH	Sold	\$175,000	\$90,000	115 Bowles Drive	GG5	14,773	RVR Company	Lynn Kirchner	Karen Toth	117369	10/26/2011
CH	Sold	\$170,000	\$90,000	117 Bowles Drive	GG6	12,228	RVR Company	Lynn Kirchner	Karen Toth	117370	10/26/2011
CH	Sold	\$155,000	\$90,000	119 Bowles Drive	GG7	12,308	RVR Company	Lynn Kirchner	Karen Toth	117371	10/26/2011
CH	Sold	\$165,000	\$90,000	121 Bowles Drive	GG8	15,509	RVR Company	Lynn Kirchner	Karen Toth	117372	10/26/2011
CH	Sold	\$180,000	\$90,000	120 Bowles Drive	GG9	20,245	RVR Company	Lynn Kirchner	Karen Toth	117373	10/26/2011
CH	Sold	\$135,000	\$90,000	118 Bowles Drive	GG10	12,147	RVR Company	Lynn Kirchner	Karen Toth	117374	10/26/2011
CH	Sold	\$145,000	\$90,000	116 Bowles Drive	GG11	13,875	RVR Company	Lynn Kirchner	Karen Toth	117375	10/26/2011
CH	Sold	\$170,000	\$90,000	114 Bowles Drive	GG12	15,473	RVR Company	Lynn Kirchner	Karen Toth	117378	10/26/2011
CH	Sold	\$195,000	\$90,000	112 Bowles Drive	GG13	21,876	RVR Company	Lynn Kirchner	Karen Toth	117379	10/26/2011
CH	Sold	\$200,000	\$90,000	110 Bowles Drive	GG14	21,877	RVR Company	Lynn Kirchner	Karen Toth	117376	10/26/2011
CH	Sold	\$205,000	\$90,000	108 Bowles Drive	GG15	20,280	RVR Company	Lynn Kirchner	Karen Toth	117377	10/26/2011
CH	Sold	\$168,000	\$160,000	272 Crystal Canyon	Z10	16,672	Mehrhoff	Brian Leasure	Karen Peirson	116596	11/3/2011
CH	Sold	\$395,000	\$335,000	160 Sopris Mesa	Y11	16,291	Moore	Karen Peirson	Nancy Carlson	113665	12/6/2011

\$2,215,500 /20 closings = 110,775+- Average

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 Destination Holdings Real Estate at River Valley Ranch 333 River Valley Ranch Drive Carbondale, CO 81623 Ph 970.963.0400

3 RVR Homesites Sold 2010

Asking \$ Sold Price Address Legal Lot Sq Ft Owner Listing Agent Selling Agent MLS Closed

CH	\$100,000	\$100,000	3853 Crystal Bridge	Ph VB Blk W Lot 2	43,560	McKenzie	Karen Peirson	Jack Gausnell		12/16/2010
CH	\$139,000	\$100,000	915 Cedar Creek	Ph IV Blk M Lot 12	15,030	First Horizon	Mike Kennedy	Nancy Emerson	114139	5/8/2010
CH	\$599,000	\$200,000	30 Southbridge Court	Ph 1 Blk L Lot 4	39,770	Lee	Dillard/Borchelt	Brian Leasure	117366	9/20/2010

\$400,000 /3 closings = \$133,333 +- Average

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3 RVR Homesites Sold 2009

	Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent	Closed Date
CH	\$198,000	\$192,000	4120 Crystal Bridge	Ph VI Blk KK Lot 23	10,361	Chandler	Brian Leasure	Janelle Rhoton	7/31/2009
CH	\$325,000	\$235,000	153 Sopris Mesa	Ph VI Blk Y Lot 1	14,069	McKenzie	Brian Leasure	Brian Leasure	7/31/2009
CH	\$425,000	\$425,000	70 Patterson Drive	Ph VI Blk X Lot 4	43,124	Burgess	Mike Shook	Mike Shook	11/25/2009
\$852,000 /3 closings = \$284,000 +- Average					Disclaimer: This information is deemed reliable, but is not guaranteed				

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10 RVR Homesites Sold 2008

	Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent	Date Closed
CH	\$346,000	\$344,000	26 Crystal Canyon	Ph 1 Blk J Lot 5	23,777	Takacs	Lis Conners	Amy Luetke	5/14/2008
CH	\$390,000	\$380,000	3883 Crystal Bridge Dr	Ph 5B Blk W Lot 7	49,745	CO RF Invest	Brian Leasure	Leah Moriarity	4/2/2008
CH	\$410,000	\$397,500	809 Lakeside Drive	Ph IV Blk M Lot 28	13,768	Andrews	Mark Lewis	Carol Hood	2/23/2008
CH	\$425,000	\$410,000	1200 Heritage Drive	Ph 5A Blk HH Lot 10	12,414	Pirzadeh	Brian Leasure	Tim Young	2/15/2008
CH	\$425,000	\$418,000	1106 Heritage Dr	Ph IV Blk M Lot 36	16,519	Barros	Brian Leasure	Ted Borchelt	6/5/2008
CH	\$549,000	\$529,000	280 Crystal Canyon Dr	Ph VII Blk Z Lot 11	16,291	Big Views	Alan Levey	Sarah Woelfle	2/11/2008
CH	\$630,000	\$630,000	910 Perry Ridge	Ph VIII Blk EE Lot 9	18,730	Tasker Invest	Jill Tasker	Jill Tasker	6/26/2008
CH	\$675,000	\$610,000	70 Old Barn Lane	Ph I Blk K Lot 5	27,367	Pirzadeh	Brian Leasure	Carol Hood	4/30/2008
CH	\$750,000	\$700,000	5140 Crystal Bridge Dr	Ph 1 Blk L Lot 1	44,866	Edbette	Brian Leasure	Cass Foley	6/27/2008
CH	\$3,200,000	\$3,212,446	TBD Perry Ridge	Ph 6 Blk GG	6.4 Acres	CO RF Invest	Brian Leasure	Brian Leasure	2/4/2008

\$7,630,946 / 23(10 closings(one closing potential 14 homesites)) = \$331,780+- average

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46 RVR Homesites Sold 2007

Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent	Date Closed
\$220,000	\$215,000	700 Perry Ridge	Ph VIII Blk FF Lot 6	11,035	Smith	Brian Leasure	Brian Leasure	1/10/2007
\$225,000	\$250,000	979 Cedar Creek	Ph III Blk Q Lot 3	20,908	Hibernik	Tom Carr	Tom Carr	2/12/2007
\$224,500	\$235,000	10 Crystal Canyon Dr	Ph I Blk J Lot 3	17,816	Schelling	Carol Dopkin	Non MLS Member	3/9/2007
\$229,000	\$226,750	915 Cedar Creek	Ph IV Blk M Lot 12	15,030	Olson/Zueger	Brian Leasure	Richard Duddy	1/26/2007
\$230,000	\$225,000	1193 Heritage Drive	Ph 5A Blk HH Lot 21	10,802	Schlauch	Michele Kister	Michele Kister	1/4/2007
\$240,000	\$235,000	3904 Crystal Bridge Dr	Ph 5B Blk D Lot 13	17,903	Cowan	Brian Leasure	Non MLS Member	1/15/2007
\$249,000	\$230,000	637 N. Bridge Drive	Ph IV Blk B Lot 9	6,173	Aspenwest	Scott Bayens	Brian Leasure	8/29/2007
\$249,000	\$230,000	641 N. Bridge Drive	Ph IV Blk B Lot 8	6,113	Petro	Owner	Brian Leasure	
\$285,000	\$281,000	1029 Heritage Drive	Ph III Blk M Lot 4	12,521	Kennedy	Brian Leasure	Jill Shore	5/8/2007
\$295,000	\$290,000	3877 Crystal Bridge Dr	Ph 5B Blk W Lot 6	45,869	Colman	Sally Shiekman-Mi	Brian Leasure	
\$298,000	\$275,000	437 Settlement Drive	Ph IV Blk A Lot 42	7,375	Smith	Brian Leasure	Kylie Brown	9/4/2007
\$305,000	\$305,000	171 Sopris Mesa Dr	Ph VI Blk Y Lot 3	12,023	CBC	Eric Cohen	Matt Flink	5/16/2007
\$310,000	\$310,000	488 Settlement Lane	Ph III Blk A Lot 16	9,944	Blatz	Owner	Owner	
\$325,000	\$325,000	645 Perry Ridge	Ph VIII Blk V Lot 3	19,329	CO RF Invest	Brian Leasure	Johanna Payne	7/10/2007
\$330,000	\$330,000	290 Crystal Canyon	Ph VII Blk Z Lot 12	20,177	Erdman	Greg Baker	Jana Dillard	2/14/2007
\$330,000	\$315,000	178 Sopris Mesa	Ph VI Blk Y Lot 7	14,549	CBC	Eric Cohen	Brian Leasure	3/7/2007
\$335,000	\$335,000	3853 Crystal Bridge	Ph VB Blk W Lot 2	43,560	CO RF Invest	Brian Leasure	Brian Leasure	8/2/2007
\$350,000	\$350,000	3847 Crystal Bridge	Ph VA Blk W Lot 1	43,560	CO RF Invest	Brian Leasure	Brian Leasure	3/14/2007
\$365,000	\$365,000	158 Sopris Mesa	Ph VI Blk Y Lot 12	13,242	CBC	Eric Cohen	Ken Davis	3/19/2007
\$375,000	\$375,000	1193 Heritage Drive	Ph 5A Blk HH Lot 21	10,802	Brown	Brian Leasure	Matt Flink	6/6/2007
\$385,000	\$330,000	184 Sopris Mesa	Ph VI Blk Y Lot 6	13,242	CBC	Eric Cohen	Tom Carr	3/19/2007
\$390,000	\$380,000	188 Sopris Mesa	Ph VI Blk Y Lot 5	10,454	CBC	Eric Cohen	Peter Greene	4/27/2007
\$395,000	\$355,000	20 Patterson Drive	Ph VI Blk X Lot 9	13,503	RVR Block X	Scott Davidson	Aspen Associates	7/24/2007
\$395,000	\$395,000	50 Patterson Drive	Ph VI Blk X Lot 6	12,196	RVR Block X	Scott Davidson	Michael Shook	4/12/2007
\$395,000	\$395,000	40 Patterson Drive	Ph VI Blk X Lot 7	13,068	RVR Block X	Scott Davidson	Joanie Haggerty	6/11/2007
\$395,000	\$365,000	30 Patterson Drive	Ph VI Blk X Lot 8	11,761	RVR Block X	Scott Davidson	Mike Shook	10/11/2007
\$400,000	\$380,000	3901 Crystal Bridge	Ph 5B Blk W Lot 10	79,714	DKD Trust	Rocky Whitworth	Brian Leasure	11/2/2007
\$410,000	\$400,000	1174 Heritage Drive	Ph 5A Blk HH Lot 4	11,020	Liotta	Brian Leasure	Mike Shook	10/23/2007
\$425,000	\$420,000	70 Patterson Drive	Ph VI Blk X Lot 4	43,124	RVR Block X	Scott Davidson	Mike Shook	5/16/2007
\$440,000	\$425,000	730 Perry Ridge	Ph VIII Blk FF Lot 10	10,454	Tasker Inv	Jill Tasker	Brian Leasure	7/6/2007
\$450,000	\$430,000	80 Patterson Drive	Ph VI Blk X Lot 3	44,866	RVR Block X	Scott Davidson	Scott Davidson	5/22/2007
\$465,000	\$465,000	3832 Crystal Bridge	Ph VB Blk D Lot 1	16,639	On File	Brian Leasure	Brian Leasure	
\$500,000	\$500,000	210 Crystal Canyon Dr	Ph VII Blk Z Lot 2	18,780	Tasker Inv	Jill Tasker	Jill Tasker	9/25/2007
\$699,000	\$662,500	40 Southbridge Court	Ph I Blk L Lot 4	39,770	Reilly	Amy Carr	Greg Didier	10/16/2007
\$3,300,000	\$3,200,000	TBD Crystal Bridge Dr	Ph 5 Blk JJ Lots 1-12	163,350	Crossland	Brian Leasure	Brian Leasure	

TOTAL \$14,805,250 /46 = \$321,853+- Average

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117 RVR Homesites Sold 2006

	Status	Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent	
S	Sold	\$125,000	\$125,000	650 North Bridge Drive	Block A Lot 52	6,950	Colorado LLC	Tonya Nieslanik	Julian Hardaker	
CH	Sold	\$155,000	\$150,000	904 Cedar Creek	Ph III Blk M Lot 7	15,448	Boothe	Mike Gerbaz	Brian Leasure	
CH	Sold	\$168,000	\$168,000	492 Settlement Lane	Ph III Blk A Lot 15	9,996		Owner	Owner	
CH	Sold	\$174,000	\$169,000	4040 Crystal Bridge	Ph 6 Blk KK Lot 7	12,815	Dillow	Jana Curnow	Jana Curnow	
CH	Sold	\$180,000	\$181,950	4062 Crystal Bridge	Ph 6 Blk KK Lot 10	12,471	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$180,000	\$180,000	700 Perry Ridge	Ph 8 Blk FF Lot 6	11,035	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$185,000	\$185,000	4056 Crystal Bridge Dr	Ph 6 Blk KK Lot 8	12,632	CRLP	Brian Leasure	Woelfle, Rod	
CH	Sold	\$185,000	\$185,000	4108 Crystal Bridge Dr	Ph 6 Blk KK Lot 19	13,568	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$190,000	\$190,000	106 Crystal Canyon	Ph II Blk J Lot 14	20,779	Brown	Nancy Emerson	Sanda Smith	
CH	Sold	\$197,000	\$190,000	4034 Crystal Bridge	Ph VI Blk KK Lot 4	10,004	Di Biaggio	Brian Leasure	Brian Leasure	
CH	Sold	\$199,000	\$199,000	98 Crystal Canyon	Ph II Blk J Lot 13	22,433	Brown	Nancy Emerson	Nancy Emerson	
CH	Sold	\$199,500	\$195,000	1196 Heritage Drive	Ph 5A Blk HH Lot 9	10,540	Moore	Charlie Randall	Charlie Randall	
CH	Sold	\$200,000	\$200,000	114 Crystal Canyon	Ph II Blk J Lot 15	24,630	Brown	Nancy Emerson	Nancy Emerson	
CH	Sold	\$200,000	\$190,000	1165 Heritage Drive	Ph 5A Blk HH Lot 26	10,410	Campbell	Lynn Kirchner	Brian Leasure	
CH	Sold	\$210,000	\$210,000	424 RVR Drive	Ph I Blk C Parcel 1	77,188	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$215,000	\$207,000	1200 Heritage Drive	Ph 5A Blk HH Lot 10	12,414	Dickson	Brian Leasure	Charlie Randall	
CH	Sold	\$220,000	\$220,000	3880 Crystal Bridge	Ph 5B Blk D Lot 9	14,941	Conrardy	Owner	Owner	
CH	Sold	\$220,000	\$220,000	66 Crystal Canyon	Ph I Blk J Lot 9	28,000	Hunter	Victoria Thomas	Victoria Thomas	
CH	Sold	\$220,000	\$210,000	26 Crystal Canyon	Ph I Blk J Lot 5	23,958	Norris	Brent Waldron	Lis Conners	
CH	Sold	\$225,000	\$225,000	722 Perry Ridge	Ph 8 Blk FF Lot 9	11,149	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$229,000	\$224,000	1217 Heritage Drive	Ph 5A Blk HH Lot 16	8,925	Daus	Jim Daus	Mike Shook	
CH	Sold	\$230,000	\$230,000	746 Perry Ridge	Ph 8 Blk FF Lot 12	12,349	CRLP	Brian Leasure	Kister, Michele	
CH	Sold	\$230,000	\$238,620	756 Perry Ridge	Ph 8 Blk FF Lot 13	11,719	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$230,000	\$226,500	106 Crystal Canyon	Ph II Blk J Lot 14	20,779	Whiting	Sandy Smith	Matt Flink	
CH	Sold	\$235,000	\$215,000	1235 Heritage Drive	Ph 5A Blk HH Lot 13	13,111	Morgan	Mike Luciano	Mike Luciano	
CH	Sold	\$239,000	\$220,000	4138 Crystal Bridge Dr	Ph II Blk N Lot 4	18,208	Ting	Brian Leasure	Sherry Rubin	
CH	Sold	\$260,000	\$254,000	163 Sopris Mesa	Ph VI Blk Y Lot 2	13,416	CBC	Toni Cerise	Brian Leasure	
CH	Sold	\$269,000	\$266,500	3889 Crystal Bridge	Ph 5B Blk W Lot 8	53,143	Brooks	Sherry Rubin	Bonnie Daniels	
CH	Sold	\$275,000	\$247,500	153 Sopris Mesa	Ph VI Blk Y Lot 1	14,070	CBC	Eric Cohen	Eric Cohen	
CH	Sold	\$275,000	\$275,000	179 Sopris Mesa	Ph IV Blk Y Lot 4	11,064	CBC	Eric Cohen	Eric Cohen	
CH	Sold	\$279,000	\$265,000	70 Old Barn Lane	Ph I Blk K Lot 5	27,376	Kinjockity Ltd	Chris Leonard	Brian Leasure	
CH	Sold	\$299,500	\$286,000	1223 Heritage Drive	Ph 5A Blk HH Lot 15	15,725	Alles	Greg Baker	Brian Leasure	
CH	Sold	\$330,000	\$315,000	172 Sopris Mesa	Ph VI Blk Y Lot 8	15,072	CBC	Eric Cohen	Brian Leasure	
CH	Sold	\$330,000	\$315,000	162 Sopris Mesa	Ph VI Blk Y Lot 10	12,937	CBC	Eric Cohen	Non-MLS	
CH	Sold	\$350,000	\$335,000	160 Sopris Mesa	Ph VI Blk Y Lot 11	16,291	CBC	Eric Cohen	Candie Ashleigh	
CH	Sold	\$450,000	\$425,000	5 Patterson	Ph 6 Blk X Lot 5	47,044	RVR Block X	Scott Davidson	Brian Leasure	
SV	Sold	\$948,140	\$948,140	North Bridge Drive	B 1-9		CRLP	Brian Leasure	Brian Leasure	
B	Sold	\$2,950,000	\$2,900,000	TBD Boundary Lane	Blk H Lots 3,5-11	175,111	EP Boundary	Brian Leasure	Margie Crawford	
CH	Sold	\$4,898,260	\$4,898,260	Sopris Ranch	Z15-27, AA13-22	350,222	CRLP	Brian Leasure	Brian Leasure	
CH	Sold	\$8,925,920	\$8,925,920		EE1-16,FF10,11,16		CRLP	Brian Leasure	Brian Leasure	
		TOTAL		\$25,810,390 /117 = \$220.601+- Average		V9-14,S18,AA3-11,Z2-7		CRLP	Brian Leasure	Brian Leasure

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Destination Holdings Real Estate at River Valley Ranch 333 River Valley Ranch Drive Carbondale, CO 81623 Ph 970.963.0400

74 RVR Homesites Sold in 2005

Asking \$	Sold Price	Address	Legal	Lot Sq Ft	Owner	Listing Agent	Selling Agent
\$85,000	\$83,000	421 Settlement Lane	Ph IV Blk A Lot 39	9,954	Quality Bldrs	Leasure, Brian	Leasure, Brian
\$86,400	\$86,000	650 North Bridge Drive	Ph 3 Blk A Lot 52	6,950	CRLP	Leasure, Brian	Nieslanik
\$86,400	\$86,400	644 North Bridge Drive	Ph 3 Blk A Lot 53	6,959	CRLP	Leasure, Brian	Leasure, Brian
\$86,400	\$86,400	640 North Bridge Drive	Ph 3 Blk A Lot 54	6,959	CRLP	Leasure, Brian	Leasure, Brian
\$97,200	\$90,000	618 North Bridge Drive	Ph IV Blk A Lot 59	7,016	CRLP	Leasure, Brian	Leasure, Brian
\$97,200	\$97,200	614 North Bridge Drive	Ph 4 Blk A Lot 60	7,147	CRLP	Leasure, Brian	Scott, Craig
\$97,200	\$97,200	610 North Bridge Drive	Ph 4 Blk A Lot 61	7,238	CRLP	Leasure, Brian	Leasure, Brian
\$102,600	\$100,000	433 Settlement Lane	Ph IV Blk A Lot 41	7,709	CRLP	Leasure, Brian	Leasure, Brian
\$102,600	\$102,000	437 Settlement Lane	Ph IV Blk A Lot 42	7,375	CRLP	Leasure, Brian	Leasure, Brian
\$113,400	\$115,000	622 North Bridge Drive	Ph IV Blk A Lot 58	6,926	CRLP	Leasure, Brian	Leasure, Brian
\$350,000	\$350,000	633 North Bridge	Ph IV Blk B Lots 10,11,12	6,237	CRLP	Leasure, Brian	Leasure, Brian
\$139,000	\$132,000	488 Settlement Lane	Ph IV Blk A Lot 16	9,944	Lipschultz	Haynes, Starla	Haynes, Starla
\$145,000	\$130,800	492 Settlement Lane	Ph IV Blk A Lot 15	9,996	Lipschultz	Haynes, Starla	Haynes, Starla
\$150,000	\$150,000	3952 Crystal Bridge	Ph V Blk U Lot 5	17,375	CRLP	Leasure, Brian	Leasure, Brian
\$160,000	\$163,620	3946 Crystal Bridge	Ph V Blk U Lot 4	16,344	CRLP	Leasure, Brian	Leasure, Brian
\$164,500	\$164,000	1168 Heritage Drive	Blk HH Lot 2	9,996	League	Kister, Michele	Bennett, Mick
\$165,000	\$147,000	969 Cedar Creek	Ph III Blk Q Lot 2	20,567	Bennett	Carr, Tom	Leasure, Brian
\$169,000	\$169,000	4153 Crystal Bridge Dr	Ph 3 Blk S Lot 3	18,614	Ballard/Harding	Emerson, Nancy	Non MLS Member
\$170,000	\$170,000	4058 Crystal Bridge Dr	Ph 6 Blk KK Lot 9	13,081	CRLP	Leasure, Brian	Leasure, Brian
\$175,000	\$178,620	3940 Crystal Bridge Dr	Ph V Blk U Lot 3	20,778	CRLP	Leasure, Brian	Ulrych, Julian
\$179,900	\$175,403	3910 Crystal Bridge Dr	Ph 5B Blk D Lot 14	17,337	Adams	Fell, Donna	Fell, Donna
\$180,000	\$180,000	692 Perry Ridge	Ph 8 Blk FF Lot 5	10,138	CRLP	Leasure, Brian	Leasure, Brian
\$185,000	\$183,000	3970 Crystal Bridge Dr	Ph V Blk U Lot 8	19,353	CRLP	Leasure, Brian	Leasure, Brian
\$185,000	\$198,000	3976 Crystal Bridge Dr	Ph V Blk U Lot 9	19,360	CRLP	Leasure, Brian	Leasure, Brian
\$185,000	\$185,000	4066 Crystal Bridge Dr	Ph 6 Blk KK Lot 11	13,619	CRLP	Leasure, Brian	Leasure, Brian
\$185,000	\$165,000	2 Crystal Canyon Drive	Ph 1 Blk J Lot 2	20,908	Sklar	Leasure, Brian	Leasure, Brian
\$190,000	\$185,000	4072 Crystal Bridge	Ph 6 Blk KK Lot 12	13,616	CRLP	Leasure, Brian	Leasure, Brian
\$190,000	\$190,000	3838 Crystal Bridge	Ph 5B Blk D Lot 3	16,988	CRLP	Leasure, Brian	DeWind, Tam
\$190,000	\$195,000	211 Crystal Canyon Dr.	Ph 7 Blk AA Lot 2	11,313	CRLP	Leasure, Brian	Leasure, Brian
\$192,000	\$192,000	4123 Crystal Bridge Dr	Ph VI BLK S Lot 19	14,540	CRLP	Leasure, Brian	Leasure, Brian
\$199,000	\$194,500	4156 Crystal Bridge Dr.	Lot 2 Blk N	17,337	AAC Trust	Melberg, Tom	Cerise, Toni
\$208,000	\$208,000	774 Perry Ridge	Ph 8 Blk FF Lot 15	15,654	CRLP	Leasure, Brian	Leasure, Brian
\$210,000	\$200,000	4100 Crystal Bridge	Ph 6 Blk KK Lot 17	13,594	Nostdahl	Lucas, Wendy	Brown, Melanie
\$215,000	\$218,000	3934 Crystal Bridge	Ph 5 Blk U Lot 2	15,391	CRLP	Leasure, Brian	Lucas, Wendy
\$216,000	\$203,000	821 Lakeside Drive	Ph IV Blk M Lot 25	14,922	Stangland	Kirchner, Lynn	Kirchner, Lynn
\$220,000	\$200,000	4118 Crystal Bridge	Ph 6 Blk KK Lot 22	12,778	CRLP	Leasure, Brian	Leasure, Brian
\$225,000	\$225,000	1106 Heritage	Ph 4 Blk M Lot 36	16,519	Koba	Perau, Yolanda	Leasure, Brian
\$225,000	\$225,000	776 Perry Ridge	Ph 8 Blk FF Lot 14	12,415	CRLP	Leasure, Brian	Flink, Matt
\$245,000	\$225,000	714 Perry Ridge	Ph 8 Blk FF Lot 8	12,697	Masterson	Leasure, Brian	Leasure, Brian
\$230,000	\$210,000	5115 Crystal Bridge	Ph 1 Blk K Lot 1	30,927	CRLP	Haas, Tara	Leasure, Brian
\$240,000	\$232,000	4119 Crystal Bridge Dr	Ph VI BLK S Lot 20	23,781	Timroth	Leasure, Brian	Rumsey, Bronson
\$260,000	\$259,900	272 Crystal Canyon Dr	Ph 7 Blk Z Lot 10	16,672	CRLP	Leasure, Brian	Leasure, Brian
\$280,000	\$280,000	290 Crystal Canyon Dr.	Ph 7 Blk Z Lot 12	20,177	CRLP	Leasure, Brian	Machado, Steve
\$300,000	\$300,000	116 Pine Ridge Ct	Ph 7 Blk DD Lot 2	23,213	Coleman	Owner	Owner
\$395,000	\$330,000	102 Pine Ridge Ct	Ph 7 Blk DD Lot 3	16,825	Coleman	Cohen, Eric	Cohen, Eric
\$410,000	\$395,000	36 Southbridge Court	PH 1 Blk L Lot 5	56,584	CRLP	Leasure, Brian	Leasure, Brian
\$430,000	\$415,000	5140 Crystal Bridge Dr	Ph 1 Blk L Lot 1	44,866	Easton	Leasure, Brian	Leasure, Brian
\$430,000	\$430,000	40 Southbridge	Ph 1 Blk L Lot 4	39,770	CRLP	Leasure, Brian	Luciano, Mike
\$705,300	\$705,300	Crystal Canyon Drive	Z 8,9, & 11	1.10 A	CRLP	Leasure, Brian	Levey, Al
\$4,874,000	\$4,874,000	TBD River Valley Ranch	W1-5,7,9,11,12,14,15,16, Block GG, V 1-8		CRLP	Leasure, Brian	Leasure, Brian

TOTAL **\$14,876,343** **/74 = \$201,031+- Average**

Disclaimer: This information is deemed reliable, but is not guaranteed

51 RVR Homesites Sold in 2004

Asking \$	Sold Price	Legal	Address	Lot Sq Ft	Owner	Agent
\$85,000	\$85,000	PH IV BLK A LOT 38	413 Settlement Lane		QUALITY BUILDERS	RIVER VALLEY, SALES R
\$85,000	\$85,000	PH IV BLK A LOT 55	634 North Bridge Drive	6,960	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$96,120	\$96,120	PH IV BLK A LOT 56	630 North Bridge Drive	6,619	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$135,000	\$135,000	PH 4 BLK A LOT 31	416 Settlement Lane		CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$149,000	\$149,000	PH 6 BLK KK LOT 3	4032 Crystal Bridge Drive	10,339	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$155,000	\$149,000	PH V BLK HH LOT 12	1241 HERITAGE DRIVE	14,505	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$159,900	\$150,000	Lot 3, Block S, RVR	4153 Crystal Bridge Drive		Wahl	Emerson, Nancy
\$165,000	\$152,500	LOT 4, BLOCK S	4147 CRYSTAL BRIDGE DRIV	16,536	POWELL	Harrington, Terry
\$169,000	\$155,000	Blk. S, Lot 6 RVR	tbd Crystal Bridge Drive	15,363	NORRIS-COATES	Waldron, Brent
\$163,000	\$158,000	Lot 14, Block J	106 Crystal Canyon Dr.	20,473	Rugheimer	Emerson, Nancy
\$162,500	\$158,450	PH IV BLOCK A LOT 29	424 Settlement Lane		CRYSTAL RIVER LTD	RIVER VALLEY, SALES R
\$159,000	\$159,000	PH 6 BLK KK LOT 4	4034 Crystal Bridge Drive	10,004	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
	\$159,000	BLK M LOT 29	805 Lakeside Drive		Dickerson	Dickerson
\$159,000	\$160,000	PH 6 BLK KK LOT 5	4036 Crystal Bridge Drive	10,002	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$169,900	\$163,000	Ph IV Blk M Lot 36	1106 Heritage Drive	.66 AC	Roper	Carr, Tom
\$170,000	\$165,000	PH V BLK HH LOT 13	1235 Heritage Drive	13,111	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$170,000	\$170,000	PH 8 BLK FF LOT 3	676 Perry Ridge	19,329	CRLP	RIVER VALLEY, SALES R
\$205,000	\$170,000	Ph 3 Blk Q Lot 3	979 Cedar Creek	20,962	Newman	Carr, Tom
\$175,000	\$171,500	Lot 13, Block J	98 Crystal Canyon Drive	22,433	Dequine	Emerson, Nancy
\$172,500	\$172,500	PH 8 BLK FF LOT 4	684 Perry Ridge	10,439	CRLP	RIVER VALLEY, SALES R
\$185,000	\$175,000	PH 6 BLK U LOT 10	3982 Crystal Bridge Drive	17,742	CRLP	RIVER VALLEY, SALES R
\$190,000	\$176,000	PH 4 BLK A LOT 30	420 Settlement Lane	9,741	Brown	RIVER VALLEY, SALES R
\$179,000	\$176,500	Lot 2 Blk A Amended Pla	20 Pioneer Point	7,959	River Rock Homes	Chandler, Cheryl B
\$189,500	\$180,000	LOT 28 BLOCK M RVR4	809 LAKESIDE DRIVE	13,768	BENNER	Morse, Terry
\$185,000	\$180,000	PH 2 BLK S LOT 10	135 Shadowood Lane	17,429	ANDERSON	RIVER VALLEY, SALES R
\$199,000	\$180,000	PH 5A BLK HH LOT 16	1217 Heritage Drive	8,929	HARTLEY	RIVER VALLEY, SALES R
\$182,000	\$182,000	PH 6 BLK KK LOT 18	4104 Crystal Bridge Drive	13,595	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$190,000	\$190,000	LOT 26, BLK M, PH IV	817 LAKESIDE DRIVE		GARVIK	Lewis, Mark W
\$200,000	\$194,000	PH 8 BLK FF LOT 7	706 Perry Ridge	17,286	CRLP	RIVER VALLEY, SALES R
\$203,000	\$195,000	Ph 5A Blk HH Lot 20	1197 Heritage Drive	11,515	Cole	RIVER VALLEY, SALES R
\$200,000	\$200,000	PH VII BLK Z LOT 1	200 Crystal Canyon Drive		CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$215,000	\$205,000	PH 5B BLK D LOT 2	3836 CRYSTAL BRIDGE DRIV	16,640	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$215,000	\$210,000	PH 6 BLK KK LOT 20	4112 Crystal Bridge Drive	13,382	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$245,000	\$210,000	PH I BLK K LOT 5	70 Old Barn Lane	27,367	JENSEN	RIVER VALLEY, SALES R
\$235,000	\$217,500	PH III BLK M LOT 9	922 Cedar Creek Drive	13,446	SUKUT	RIVER VALLEY, SALES R
\$233,500	\$218,000	Block S, Lot 11,	145 Shadowood Lane	15,612	Panhuis	KISTER, MICHELE D
\$219,000	\$219,000	Lot 1 Blk A Amended Pla	10 Pioneer Point	9,518	River Rock Homes	Chandler, Cheryl B
\$225,000	\$225,000	PH 6 BLK KK LOT 2	4016 Crystal Bridge Drive	43,562	CRLP	RIVER VALLEY, SALES R
\$235,000	\$235,000	PH 7 BLK AA LOT 12	311 Crystal Canyon Drive	12,785	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R
\$240,000	\$240,000	Blk V Lot 15	779 Perry Ridge	12,106	CRLP	RIVER VALLEY, SALES R
\$250,000	\$250,000	PH 6 BLK KK LOT 1	4006 Crystal Bridge Drive	44,723	CRLP	RIVER VALLEY, SALES R
\$255,000	\$251,000	Phase IV, Bk. M, L34	1118 Heritage Drive	16,845	Davis	Toth, Karen
\$260,000	\$260,000	Ph 7 Blk Z Lot 14	312 Crystal Canyon Drive	17,035	Crystal River Ltd Partner	RIVER VALLEY, SALES R
\$295,000	\$265,000	PH 7 BLK DD LOT 2	116 Pine Ridge Court		JEFFRIES	RIVER VALLEY, SALES R
\$275,000	\$270,000	Phase IV; Blk M; Lt33	1124 Heritage Drive	21,613	Davis	Toth, Karen
\$270,000	\$270,000	Ph VII Blk Z Lot 13	300 Crystal Canyon	19,721	CRLP	RIVER VALLEY, SALES R
\$284,000	\$284,000	LOT 6, BLOCK L, RVR1	32 South Bridge Court	44,431	GURLAND	Machado, Steve
\$285,000	\$285,000	Ph 7 Blk DD Lot 3	102 Pine Ridge Court	16,825	Owner	Owner
\$350,000	\$335,000	PH 7 BLK DD LOT 1	124 Pine Ridge Court	45,869	CRLP	RIVER VALLEY, SALES R
		J15	114 Crystal Canyon		Owner	Owner
\$2,400,000	\$1,600,000	TBD RIVER VALLEY RANCH	TBD River Valley Ranch	82 Acres	CRYSTAL RIVER LTD PA	RIVER VALLEY, SALES R

TOTAL \$9,441,070 /50 = \$188,821+- Average Excludes Block GG

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35 RVR Homesites Sold in 2003

Status	Asking Price	Sold Price	Legal	Address	Lot Sq Ft	Owner	Agent
Sold	\$85,000	\$85,000	Ph IV Blk A Lot 40	429 Settlement Lane	7,840	CRLP	Brian Leasure
Sold	\$85,000	\$85,000	Ph IV Blk A Lot 39	421 Settlement Lane	9,583	CRLP	Brian Leasure
Sold	\$150,000	\$150,000	Ph IV Blk M Lot 13	911 Cedar Creek	14,374	CRLP	Rob Molitor
Sold	\$170,000	\$153,450	Ph 5B Blk D Lot 4	3850 Crystal Bridge Dr	16,552	CRLP	River Valley Ranch
Sold	\$169,900	\$157,500	Ph 5A Blk HH Lot 4	1174 Heritage Drive	6,098	Trevisani	Brian Leasure
Sold	\$165,000	\$160,000	Ph IV Blk M Lot 24	825 Lakeside Drive	18,295	Hopper	Tonya Nieslanik
Sold	\$180,000	\$162,000	Ph 7 Blk AA Lot 1	201 Crystal Canyon Drive	10,454	CRLP	Yloand Perau
Sold	\$165,000	\$165,000	Ph IV Blk A Lot 28	428 Settlement Lane	6,969	CRLP	River Valley Ranch
Sold	\$180,000	\$167,500	Blk V Blk HH Lot 14	1229 Heritage Drive	11,761	CRLP	River Valley Ranch
Sold	\$174,500	\$172,500	Ph I Blk J Lot 8	58 Crystal Canyon Drive	22,651	Vernon	Rick Carney
Sold	\$230,000	\$175,000	Ph 6 Blk FF Lot 1	101 Sopris Mesa Drive	14,374	CRLP	Brian Leasure
Sold	\$169,000	\$177,450	Ph 6 Blk KK Lot 6	4038 Crystal Bridge Drive	12,632	CRLP	Brian Leasure
Sold	\$189,000	\$180,000	Ph I Blk S Lot 9	125 Shadowood Lane	16,117	Wohl	Rob Molitor
Sold	\$202,000	\$186,500	Ph 6 Blk S Lot 17	4131 Crystal Bridge Dr	40,075	CRLP	River Valley Ranch
Sold	\$215,000	\$205,000	BPh 6 Blk KK Lot 21	4116 Crystal Bridge Dr	12,632	CRLP	Michael Kennedy
Sold	\$205,000	\$205,000	Ph 6 Blk KK Lot 23	4120 Crystal Bridge Dr	10,018	CRLP	Rob Molitor
Sold	\$215,000	\$215,000	Ph 8 Blk FF Lot 8	714 Perry Ridge	23,958	CRLP	River Valley Ranch
Sold	\$249,000	\$230,000	Ph 1 Blk J Lot 1	5145 Crystal Bridge	17,424	Johnson	Brian Leasure
Sold	\$275,000	\$243,750	Ph 5B Blk D Lot 1	3832 Crystal Bridge Dr	16,552	CRLP	River Valley Ranch
Sold	\$275,000	\$275,000	Ph 7 Blk DD Lot 3	102 Pine Ridge Court	31,798	CRLP	River Valley Ranch
Sold	\$300,000	\$300,000	Ph 7 Blk DD Lot 2	116 Pine Ridge Court	43,995	CRLP	River Valley Ranch
Sold	\$339,000	\$315,000	Ph IV Blk M Lot 22	840 Lakeside Drive	21,344	Yager	Carol Hood
Sold	\$2,450,000	\$2,450,000	Ph 6 Blk Y	TBD Sopris Mesa Drive	256,568	CRLP	Eric Cohen
TOTAL		\$6,615,650	/35 = \$189,018 Average				

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