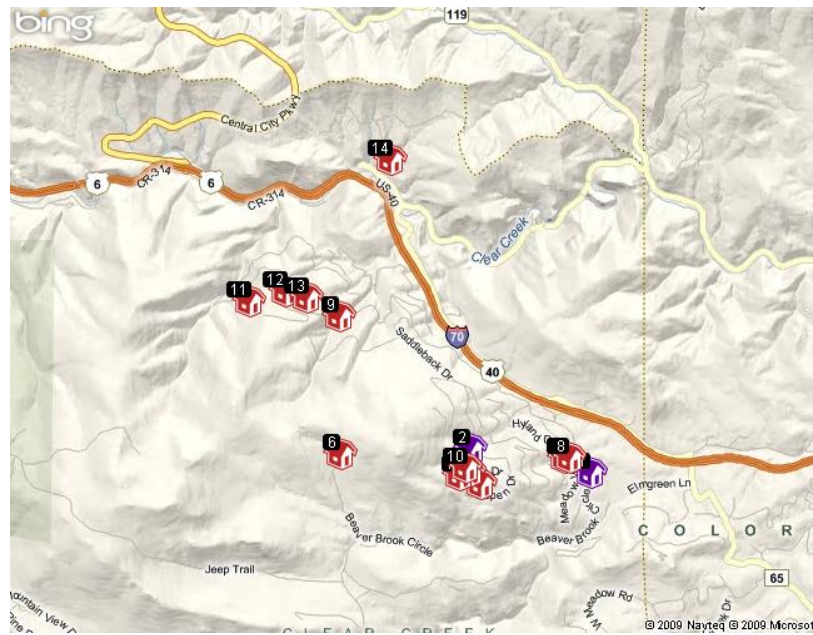


Map






Only properties with a valid latitude and longitude in county records will appear on the map.




Comparable Properties

Address	List Date	Sold Date	Original List Price	Sold Price
1. 490 Beaver Brook Canyon Rd	11/25/08		\$279,900	
2. 1295 Hy Vu Dr	03/18/08		\$460,000	
3. 856 Hyland Dr	03/20/08	07/29/08	\$350,000	\$330,000
4. 1701 Aspen Dr	01/20/09	02/27/09	\$359,000	\$352,000
5. 81 Yarrow Trl	04/07/09	05/29/09	\$399,000	\$390,000
6. 3470 Beaver Brook Canyon Rd	02/23/08	12/22/08	\$227,000	\$185,000
7. 1752 Aspen Dr	03/06/09	03/26/09	\$300,000	\$300,000
8. 345 Meadow View Dr	03/06/09	04/28/09	\$395,000	\$382,000
9. 11 Sawmill Creek Rd	08/12/08	05/22/09	\$620,000	\$560,000
10. 1076 Hy Vu Dr	05/01/08	03/05/09	\$359,000	\$320,000
11. 900 Sawmill Creek Dr	12/11/08	04/15/09	\$409,900	\$364,000
12. 1633 Santa Fe Mountain Rd	07/18/08	12/05/08	\$664,900	\$628,000
13. 1453 Santa Fe Mountain Rd	07/20/08	12/19/08	\$649,000	\$635,000
14. 425 Upper Elk Valley Dr	04/03/07	05/18/09	\$999,000	\$860,000




Comparable Properties

			
	490 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439	1295 Hy Vu Dr EVERGREEN, Colorado 80439	856 Hyland Dr EVERGREEN, Colorado 80439
Listing #:	724148	727531	633563
Status:	U	U	S
Property Type:	Residential	Residential	Residential
List Price:	\$207,900	\$424,000	\$335,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	HYLAND HILLS
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	4	3
Baths:	3	3	3
Fireplaces:	2	3	1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,222	2,403	1,300
Bsmt SqFt:	1,222	335	1,300
Total SqFt:	2,444	2,403	2,600
Finished SqFt:	2,382	2,737	2,340
Basement:	Full, Walk-Out	Partial	Full, Walk-Out
Bsmt Finished:	Fully Finished		Partial Finished
Bsmt % Finished:	90%		95%
Year Built:	1970	2000	1967
Style:	Ranch/One-Story	Tri-Level w/Bsmt	Ranch/One-Story
Architecture:		Mtn Contemp	Traditional
Construction:	Frame	Frame	
Construction Ext:	Wood Siding		Frame/Rock
Roofing Material:	Comp Shingles		Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Detached
Car Spaces:	2	2	2
Lot Size:		69696	56628
Acres:	0.9	1.6	1.3
Horses:			
Heat:	Gas, Baseboard	Propane, Forced Air	Gas, Hot Water
Water:		Well Household	Well Domestic
Sewer:		Septic	Septic
Taxes:	\$2,100	\$2,531	\$1,957
HOA Quoted:			\$35, Annual
HOA Includes:			
Remarks:	VERY WELL PRICED. GREAT FIX UP, IN THE FOOTHILLS. EASY ACCESS TO I-70 AND EVERGEEN. WITH A STRAIGHT SHOT TO DOWNTOWN. FINANCED OFFERS REQUIRE CHL PRE -QUAL. CASH OFFERS REQUIRE PROOF OF FUNDS FREE APPRAISAL AND CREDIT REPORT IF	WALL OF WINDOWS - THIS MTN CONTEMPORARY COMES COMPLETE W/4BEDROOMS, 2.5 BATHS, OFFICE, GRANITE KITCHEN COUNTERS (3) FIRE PLACES, AND MOUNTAIN VIEWS FROM GREAT ROOM, DINING ROOM AND DECKS. PASSIVE SOLAR 5 MINUTES TO 1-70 FOR EASY COMMUTING!	TRANQUIL MOUNTAIN LIVING 30 MINUTES TO DOWN TOWN! GREAT HEADSTART ON SKI TRAFFIC! WALK- OUT BASEMENT! SOUTH AND EAST SUN EXPOSURE! WRAP-AROUND DECK AND FLAT USABLE YARD! OVERSIZED 2 STALL GARAGE! DOMESTIC WELL!
Listing Office:	HELEN CAYA PROPERTIES	INTERO REAL ESTATE SERVICES	RE/MAX PROFESSIONALS
Sold Price:			\$330,000
Sold Date:			07/29/08
Sold Term:			Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:			Br CC/Pts Pd Sel
Concession Amt:			\$7,000




Comparable Properties

	 1701 Aspen Dr EVERGREEN, Colorado 80439	 81 Yarrow Trl EVERGREEN, Colorado 80439	 3470 Beaver Brook Canyon Rd EVERGREEN, Colorado 80439
Listing #:	736748	760064	624634
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$359,000	\$399,000	\$200,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	BEAVER BROOK CANYON
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	3	2
Baths:	3	4	2
Fireplaces:	1	1	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	2,240	1,630	1,700
Bsmt SqFt:		663	
Total SqFt:	2,240	2,293	1,700
Finished SqFt:	2,240	2,293	1,700
Basement:	None	Walk-Out	None
Bsmt Finished:		Fully Finished	
Bsmt % Finished:		100%	
Year Built:	1985	1996	1962
Style:	Tri-Level	Two Story	Raised Ranch
Architecture:	Mtn Contemp	Mtn Contemp	Mtn Contemp
Construction:	Frame	Frame	Frame
Construction Ext:	Cedar Siding	Cedar Siding	Wood Siding
Roofing Material:	Comp Shingles	Comp Shingles	Metal
Car Storage:	Garage, Attached	Garage	Off Street
Car Spaces:	1	2	
Lot Size:			
Acres:	1	1	1
Horses:			
Heat:	Gas, Baseboard	Propane, Forced Air	Electric, Baseboard
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$1,951	\$1,958	\$1,421
HOA Quoted:		\$35, Annual	
HOA Includes:			
Remarks:	TOP OF THE WORLD KILLER VIEWS OF MOUNTAIN RANGE AND DENVER CITY LIGHTS! TWO DECKS. GR EAT PRIVATE HOT TUB AREA. FENCED YARD FOR DOGS OR CHILDREN. LEVEL, PAVED DRIVEWAY. PR IVATE, PEACEFUL SETTING. BEAUTIFUL MIX OF TREES.MINUTES TO I-70, DENVER & MTN RESORTS	3 BDRM + OFFICE. IMMACULATE, UPDATED HOME WITH BREATHTAKING MTN & CITY VIEWS. GRANITE /STAINLESS KITCHEN, WOOD FLOORS, VAULTED CEILINGS, OPEN FLOOR PLAN WITH LOTS OF LIGHT, LARGE MASTER SUITE, EZ COMMUTE TO DENVER/SKIING.	SPIFFY HOME ON SUNNY VIEW LOT ONLY 3.5 MILE OFF I-70. OPEN&VAULTED W/WARM MTN. FEEL. MANY UPDATES-NEW CARPET,PAINT,DOORS,HARDWD REFINISHES.GREAT DECKING FOR OUTDOOR ENJOY MENT. GOOD STORAGE SHED/WORK SHOP W/ POWER!!!
Listing Office:	INTERO REAL ESTATE SERVICES	KELLER WILLIAMS ADVANTAGE RLTY	COLDWELL BANKER RESIDENTIAL 28
Sold Price:	\$352,000	\$390,000	\$185,000
Sold Date:	02/27/09	05/29/09	12/22/08
Sold Term:	Conventional	FHA	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	Br CC/Pts Pd Sel	Br CC/Pts Pd Sel
Concession Amt:		\$7,500	\$3,250



Comparable Properties

	 1752 Aspen Dr EVERGREEN, Colorado 80439	 345 Meadow View Dr EVERGREEN, Colorado 80439	 11 Sawmill Creek Rd EVERGREEN, Colorado 80439
Listing #:	750060	749958	690760
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$300,000	\$395,000	\$620,000
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	HYLAND HILLS	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	4	4
Baths:	2	3	4
Fireplaces:	1	1	2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,948	2,865	2,085
Bsmt SqFt:	525		1,510
Total SqFt:	2,368	2,865	3,595
Finished SqFt:	2,473	2,865	3,595
Basement:	Partial, Walk-Out	None	Full
Bsmt Finished:	Partial Finished		Fully Finished
Bsmt % Finished:	80%		100%
Year Built:	1987	1979	2004
Style:	Two Story	Tri-Level	Two Story
Architecture:	Mtn Contemp		Mtn Contemp
Construction:	Frame	Frame	
Construction Ext:	Cedar Siding	Wood Siding	Wood Siding
Roofing Material:	Comp Shingles		Comp Shingles
Car Storage:	Garage	Garage, Attached, Detached, Oversized	Garage, Detached, Oversized
Car Spaces:	2	3	2
Lot Size:		56628	
Acres:	1.1	1.3	2.98
Horses:			
Heat:	Propane, Forced Air	Gas, Hot Water	Propane, Forced Air
Water:	Well Household	Well Domestic	Well Household
Sewer:	Septic	Septic	Septic
Taxes:	\$2,005	\$2,583	\$2,461
HOA Quoted:			\$40, Annual
HOA Includes:			Management Only
Remarks:	CITY LTS FILL THE HORIZON W CONTINENTAL DIVIDE TO NW.BACKS TO GOLDEN WATERSHED. FABULOUS PRIVACY & EZ ACCESS TO I-70. DBL MASTER FLR PLAN,WINDOWS GALORE,GR8 DECK TO SAVOR THE VWS.HOME COMES W IT'S OWN JEEP & HOT TUB.PRICED TO SELL.QUICK TO MTNS/CITY.	INCREDIBLE MOUNTAIN HOME! BEST IN THIS PRICE RANGE! EASY ACCESS TO I-70! ENJOY 4 BEDS UPSTAIRS, REMODELED KITCHEN, MEDIA ROOM, DETACHED HEATED GARAGE PLUS 2 CAR ATTACHED GARAGE, ADORABLE SUNROOM, GREAT SUNNY LOT, REDWOOD DECKS! PRICED TO MOVE!	EXCEPTIONAL QUALITY & STYLE W/VIEWS TO MATCH. GREAT RM. HAS WOOD VAULTED CEILING, GAS FPL. KITCH W/HUGE ISLAND,HI-END APPLS/ CABS. LL MEDIA RM, WET BAR, HUGE PATIO FOR ENTERTAINING. SUMPTUOUS MSTR SUITE HAS HIS/ HER CLOSET, 5 PC BATH.
Listing Office:	COLDWELL BANKER RESIDENTIAL 66	KITZ & ASSOCIATES, INC.	RE/MAX ALLIANCE-EVERGREEN
Sold Price:	\$300,000	\$382,000	\$560,000
Sold Date:	03/26/09	04/28/09	05/22/09
Sold Term:	FHA	Conventional	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	None	None
Concession Amt:			

Comparable Properties

	 1076 Hy Vu Dr EVERGREEN, Colorado 80439	 900 Sawmill Creek Dr EVERGREEN, Colorado 80439	 1633 Santa Fe Mountain Rd EVERGREEN, Colorado 80439
Listing #:	669388	727639	688981
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$350,000	\$369,000	\$664,900
County:	Clear Creek	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MCC Mtn Clear Creek	MEN Mtn Evergreen N
Subdivision:	HYLAND HILLS	SADDLEBACK RIDGE ESTATES	SADDLEBACK RIDGE ESTATES
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	3	4
Baths:	2	4	4
Fireplaces:	1	2	2
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,692	2,084	2,746
Bsmt SqFt:		1,154	1,403
Total SqFt:	1,692	3,238	4,169
Finished SqFt:	1,692	2,878	4,097
Basement:	None	Partial	Full, Walk-Out
Bsmt Finished:			Partial Finished
Bsmt % Finished:			97%
Year Built:	1997	2006	1992
Style:	Raised Ranch	Two Story	Two Story
Architecture:	Mtn Contemp		Mtn Contemp
Construction:	Frame	Frame	Frame
Construction Ext:	Cedar Siding		Cedar Siding
Roofing Material:	Comp Shingles	Comp Shingles	Comp Shingles
Car Storage:	Garage, Attached	Garage, Attached	Garage, Attached
Car Spaces:	2	2	3
Lot Size:		343688	87120
Acres:	0.8	7.89	2
Horses:			Wtr Not Provided
Heat:	Propane, Hot Water	Propane, Forced Air	Propane, Forced Air
Water:	Well Household	Well Household	Well Household
Sewer:	Septic	Public	Septic
Taxes:	\$1,741	\$3,130	\$2,714
HOA Quoted:	\$35, Annual	\$35, Annual	\$35, Annual
HOA Includes:			
Remarks:	IMMACULATE, WELL-MAINTAINED HOME W/ BREATHTAKING MTN & CITY VIEWS. OPEN FLOOR PLAN. VAULTED CEILINGS, WOOD FLOORS, ROCK FIREPLACE, HOT TUB & GORGEOUS MASTER SUITE. EASY COMMUTE TO DENVER & SKIING.	INCREDIBLE 2STRY,GRANITE COUNTERS IN KITCH. BRKFST BAR.PRIVATE BALCONY,CORNER ROCK FIREPLACE,BEAUTIFUL HARDWOODS.MOVE-IN READY.TILED BA'S.UPDATED THRU -OUT.PANORAMIC MOUNTAIN VIEWS.PRIVATE DECK.BUYER TO PAY 4 DEWINT.BUYER 2 VERIFY ALL.*CONTRACT PEND*	IMMACULATE, UPDATED HOME ON 2 LEVEL WOODED ACRES. MIX OF TREES, ROCK OUTCROPPINGS, MTN & CITY VIEWS. PRIVATE SETTING, PAVED DRWAY. NICE UPGRADES-SLAB GRANITE, UPDATED BATHS, LIGHTING, STONE COLUM ENTRY, TILE, CARPET, FLAGSTONE, DOOR HARDWARE.
Listing Office:	KELLER WILLIAMS ADVANTAGE RLTY	RE/MAX PROFESSIONALS	INTERO REAL ESTATE SERVICES
Sold Price:	\$320,000	\$364,000	\$628,000
Sold Date:	03/05/09	04/15/09	12/05/08
Sold Term:	Conventional	Conventional	Conventional
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	None	None	None
Concession Amt:			

Comparable Properties

		
	1453 Santa Fe Mountain Rd EVERGREEN, Colorado 80439	425 Upper Elk Valley Dr EVERGREEN, Colorado 80439
Listing #:	689127	688802
Status:	S	S
Property Type:	Residential	Residential
List Price:	\$649,000	\$899,000
County:	Clear Creek	Clear Creek
Area:	MEN Mtn Evergreen N	MEN Mtn Evergreen N
Subdivision:	SADDLEBACK RIDGE ESTATES	SADDLEBACK
Type:	Detach Singl Fam	Detach Singl Fam
Beds:	4	4
Baths:	4	5
Fireplaces:	1	3
Mstr Bed Loc:		
Laundry Loc:		
SqFt:	5,135	4,216
Bsmt SqFt:		2,008
Total SqFt:	5,135	6,224
Finished SqFt:	5,135	6,099
Basement:	None	Walk-Out
Bsmt Finished:		Partial Finished
Bsmt % Finished:		98%
Year Built:	1997	2001
Style:	Two Story	Two Story
Architecture:		Contemporary
Construction:	Stucco/Brick	Stucco
Construction Ext:	Rock	Frame/Rock
Roofing Material:	Comp Shingles	Concrete Tile
Car Storage:	Garage, Attached, Oversized	Garage, Attached
Car Spaces:	3	5
Lot Size:	87120	1564675
Acres:	2	35.92
Horses:	Wtr Not Provided	Well Allows For
Heat:	Propane, Radiant	Propane, Forced Air
Water:	Well Household	Well Domestic
Sewer:	Septic	Septic
Taxes:	\$3,387	\$5,589
HOA Quoted:	\$35, Annual	\$35, Annual
HOA Includes:		
Remarks:	IMMACULATE 2-STORY W/OUT. SPECTACULAR VIEWS PEACEFUL SETTING. OPEN SUNNY FLR PLAN. SPACIOUS DECK.BEAUTIFUL PINE BEETLE FLRS. RADIANT HEAT.NO POWERLINE VIEWS.MAIN LEVEL LIVING. LG HIS/HER WALK-IN CLOSETS, READING RM IN MSTR. POSSIBLE MEDIA ROOM. PVD DRIVE	QUALITY CUSTOM, MAIN LEVEL LIVING, 2 MASTER SUITES, 1400 SFT. 5 CAR GAR W/13' CEILINGS. HOME BOASTS OF INCREDIBLE DESIGN & FINISHES HUGE GOURMET KIT, WORMY MAPLE CABS & LOG ACCENTS, OPEN FLR PLN, MAN LVL EXEC OFFICE APPRAISED @ \$1.2 MIL. INSTANT EQUITY OPPOR
Listing Office:	INTERO REAL ESTATE SERVICES	INTERO REAL ESTATE SERVICES
Sold Price:	\$635,000	\$860,000
Sold Date:	12/19/08	05/18/09
Sold Term:	Conventional	Conventional
Seller DP Assist:	\$0	\$0
Concession Type:	None	None
Concession Amt:		

Price Comparison

Under Contract Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
490 Beaver Brook Canyon Rd	11/25/08	\$279,900	\$207,900	25.72
1295 Hy Vu Dr	03/18/08	\$460,000	\$424,000	7.83
Average:		\$369,950	\$315,950	14.60

Price Comparison

Sold Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
3470 Beaver Brook Canyon Rd	02/23/08	\$227,000	\$200,000	11.89
1752 Aspen Dr	03/06/09	\$300,000	\$300,000	0.00
1076 Hy Vu Dr	05/01/08	\$359,000	\$350,000	2.51
856 Hyland Dr	03/20/08	\$350,000	\$335,000	4.29
1701 Aspen Dr	01/20/09	\$359,000	\$359,000	0.00
900 Sawmill Creek Dr	12/11/08	\$409,900	\$369,000	9.98
345 Meadow View Dr	03/06/09	\$395,000	\$395,000	0.00
81 Yarrow Trl	04/07/09	\$399,000	\$399,000	0.00
11 Sawmill Creek Rd	08/12/08	\$620,000	\$620,000	0.00
1633 Santa Fe Mountain Rd	07/18/08	\$664,900	\$664,900	0.00
1453 Santa Fe Mountain Rd	07/20/08	\$649,000	\$649,000	0.00
425 Upper Elk Valley Dr	04/03/07	\$999,000	\$899,000	10.01
Average:		\$477,650	\$461,658	3.35

Address	Sold Date	Sold Price	Total DOM	Current List vs Sold Price(%)	Original List vs Sold Price(%)
3470 Beaver Brook Canyon Rd	12/22/08	\$185,000	273	7.50	18.50
1752 Aspen Dr	03/26/09	\$300,000	3	0.00	0.00
1076 Hy Vu Dr	03/05/09	\$320,000	267	8.57	10.86
856 Hyland Dr	07/29/08	\$330,000	70	1.49	5.71
1701 Aspen Dr	02/27/09	\$352,000	19	1.95	1.95
900 Sawmill Creek Dr	04/15/09	\$364,000	82	1.36	11.20
345 Meadow View Dr	04/28/09	\$382,000	11	3.29	3.29
81 Yarrow Trl	05/29/09	\$390,000	17	2.26	2.26
11 Sawmill Creek Rd	05/22/09	\$560,000	251	9.68	9.68
1633 Santa Fe Mountain Rd	12/05/08	\$628,000	75	5.55	5.55
1453 Santa Fe Mountain Rd	12/19/08	\$635,000	116	2.16	2.16
425 Upper Elk Valley Dr	05/18/09	\$860,000	752	4.34	13.91
Average:		\$442,166	161	4.22	7.43