



The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home

2/28/2025

Prescott Lakes: Astoria

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
241	0.0	3,034	2016	2.0	0.12	No	730,000	10/25/2024	1486 Varsity
271	0.0	2,456	2015	2.0	0.15	No	665,000	2/19/2025	1501 Varsity
Avg:	0.0	2,745			0.14		697,500		Property Count: 2

Prescott Lakes: Brookside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
370	0.0	2,461	2012	1.0	0.24	No	910,000	9/27/2024	468 Casa De Campo
421	0.0	2,173	2012	1.0	0.32	No	915,000	10/17/2024	442 Cabaret
Avg:	0.0	2,317			0.28		912,500		Property Count: 2

Prescott Lakes: Creekside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
302	0.0	2,213	2016	1.0	0.21	No	667,500	12/9/2024	1275 Pebble Springs
310	0.0	2,378	2012	1.0	0.21	No	737,000	9/3/2024	1217 Pebble Springs
371	0.0	1,929	2006	1.0	0.15	No	715,000	12/19/2024	1232 Pebble Springs
398	0.0	1,985	2005	1.0	0.17	No	790,000	11/6/2024	1256 Pebble Springs
425	0.0	2,139	2024	1.0	0.14	No	909,000	10/1/2024	1234 Pebble Springs
Avg:	0.0	2,129			0.18		763,700		Property Count: 5

Prescott Lakes: Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
333	0.0	3,270	2006	2.0	0.78	No	1,090,000	11/7/2024	860 Northridge
398	0.0	2,382	2016	1.0	0.56	No	949,000	1/30/2025	1563 Donamire
638	0.0	3,447	2022	2.0	1.53	No	2,200,000	9/27/2024	1136 Northridge
Avg:	0.0	3,033			0.96		1,413,000		Property Count: 3

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Prescott Lakes: Lakeside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
340	0.0	2,445	2005	1.0	0.24	No	832,000	3/3/2025	1670 Constable
348	0.0	2,443	2006	1.0	0.21	No	850,000	12/11/2024	1346 Derby
450	0.0	2,443	2006	1.0	0.21	No	1,100,000	11/13/2024	1251 Sarafina
Avg:	0.0	2,444			0.22		927,333		Property Count: 3

Prescott Lakes: Parkside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
304	0.0	4,607	2007	1.0	0.54	No	1,400,000	12/9/2024	1575 Commonwealth
392	0.0	2,805	2001	1.0	0.41	No	1,100,000	2/11/2025	1534 Belle Meade
422	0.0	2,545	2013	1.0	0.35	No	1,075,000	12/2/2024	1748 Commonwealth
Avg:	0.0	3,319			0.43		1,191,667		Property Count: 3

Prescott Lakes: Pinnacle I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
339	0.0	3,682	2018	2.0	0.26	No	1,250,000	9/30/2024	1217 S Lakeview
409	0.0	3,727	2024	2.0	0.35	No	1,525,000	2/28/2025	1165 S Lakeview
434	0.0	2,417	2024	1.0	0.27	No	1,050,000	12/2/2024	1136 S Lakeview
Avg:	0.0	3,275			0.29		1,275,000		Property Count: 3

Prescott Lakes: Pinnacle Views

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
339	0.0	2,578	2016	1.0	0.22	No	875,000	3/3/2025	1757 Ascott
396	0.0	2,208	2018	1.0	0.21	No	875,000	10/1/2024	602 St Enodoc
497	0.0	2,566	2016	1.0	0.24	No	1,275,000	10/28/2024	617 St Enodoc
Avg:	0.0	2,451			0.22		1,008,333		Property Count: 3

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Prescott Lakes: Summit 3

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
240	0.0	3,331	2005	2.0	0.48	No	799,000	10/23/2024	2973 Noble Star
318	0.0	1,924	2003	1.0	0.30	No	612,000	9/11/2024	866 Mines
341	0.0	2,623	2019	1.0	0.35	No	895,000	10/7/2024	2949 Noble Star
Avg:	0.0	2,626			0.38		768,667		Property Count: 3

Prescott Lakes: Summit I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
263	0.0	2,034	2001	1.0	0.24	No	535,000	10/2/2024	815 Hoosier Pass
313	0.0	2,015	2003	1.0	0.26	No	630,000	3/3/2025	3075 Trail Walk
345	0.0	2,204	2014	1.0	0.47	No	760,000	1/16/2025	3074 Brooks Range
393	0.0	2,260	2022	1.0	0.39	No	889,000	10/15/2024	2800 Brooks Range
Avg:	0.0	2,128			0.34		703,500		Property Count: 4

Prescott Lakes: The Cottages

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
288	0.0	1,781	2001	1.0	0.11	No	512,500	1/13/2025	1459 Kwana
327	0.0	1,859	2003	1.0	0.14	No	607,300	1/27/2025	1402 Kwana
376	0.0	1,782	2003	1.0	0.16	No	670,000	1/30/2025	1382 Kwana
Avg:	0.0	1,807			0.14		596,600		Property Count: 3

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