



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Cliff Rose

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
194	0.1	2,420	1993	2.0	0.21	No	470,000	4/29/2025	1800 Reading
294	0.1	2,175	1998	1.0	0.25	No	640,000	2/25/2025	1998 St James
299	0.1	1,456	1992	1.0	0.17	No	435,000	11/7/2024	1817 Reading
299	0.1	1,794	2002	1.0	0.24	No	536,000	4/18/2025	1714 States
301	0.1	1,564	1995	1.0	0.17	No	470,000	2/14/2025	1882 Boardwalk
311	0.1	2,185	2000	2.0	0.21	No	679,500	2/21/2025	1911 Boardwalk
313	0.1	1,517	1994	1.0	0.17	No	475,000	4/21/2025	1467 Marvin Gardens
329	0.1	1,368	1992	1.0	0.22	No	450,000	3/26/2025	1815 Boardwalk
330	0.1	1,502	1994	1.0	0.22	No	495,000	2/26/2025	1784 Boardwalk
331	0.1	1,660	1998	1.0	0.27	No	550,000	2/5/2025	1957 Putnam
338	0.1	1,412	2014	1.0	0.15	No	477,000	2/20/2025	1539 Mediterranean
Avg:	0.1	1,732			0.21		516,136		Property Count: <b>11</b>

### Copperfield

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
320	0.1	2,468	2024	1.0	4.00	No	789,000	12/20/2024	6829 E Sapphire
323	0.1	3,033	2024	1.0	4.00	No	980,000	3/27/2025	6878 E Camden
324	0.1	2,936	2024	1.0	4.00	No	950,000	4/24/2025	9585 N Copperfield
330	0.1	2,517	2024	1.0	4.00	No	830,000	4/9/2025	6949 E Bourbon Way
331	0.1	2,536	2024	1.0	4.00	No	839,000	12/18/2024	6991 E Bourbon
349	0.1	2,796	2024	1.0	4.09	No	975,000	12/26/2024	6538 E Kona Way
352	0.1	2,600	2025	1.0	4.03	No	915,000	4/1/2025	6839 E Big Sky
447	0.1	2,799	2022	1.0	4.02	No	1,250,000	12/3/2024	6626 E Angelina
Avg:	0.1	2,711			4.02		941,000		Property Count: <b>8</b>



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### Country Club Park

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
289	0.0	1,680	1962	1.0	0.21	No	485,000	4/29/2025	1918 Meadowbrook
289	0.0	2,246	1979	2.0	0.75	No	649,000	3/3/2025	2088 Forest Hills
293	0.1	4,442	2006	2.0	0.90	No	1,300,000	3/24/2025	2094 Forest Hills
327	0.0	1,581	1970	1.0	0.24	No	517,000	2/18/2025	1913 Meadowbrook
353	0.0	1,025	1962	1.0	0.17	No	362,000	2/28/2025	1716 Meadowbrook
365	0.0	1,288	1963	1.0	0.17	No	469,814	11/21/2024	224 Butte Canyon
400	0.0	1,025	1962	1.0	0.18	No	410,000	4/11/2025	1802 Meadowbrook
Avg:	0.0	1,898			0.37		598,973		Property Count: <b>7</b>

### Deep Well Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
247	0.1	2,170	2021	1.0	0.17	No	535,000	11/12/2024	6819 Gables
261	0.1	2,811	2024	1.0	0.54	No	734,999	12/20/2024	7004 Sterling
270	0.1	2,346	2024	1.0	0.23	No	634,000	1/30/2025	7012 Sterling
271	0.1	2,170	2024	1.0	0.19	No	589,000	2/26/2025	7114 Turquoise
272	0.1	2,346	2024	1.0	0.25	No	639,000	12/11/2024	7009 Turquoise
273	0.1	2,346	2024	1.0	0.27	No	640,000	12/13/2024	7008 Sterling
274	0.1	2,346	2024	1.0	0.24	No	642,000	2/18/2025	7057 Wallflower
277	0.1	2,346	2024	1.0	0.21	No	650,000	2/21/2025	7020 Sterling
278	0.1	2,211	2023	1.0	0.21	No	615,000	3/14/2025	7024 Corral
279	0.1	2,148	2024	1.0	0.21	No	599,000	12/31/2024	7016 Sterling
279	0.1	2,091	2025	1.0	0.19	No	584,000	3/3/2025	7013 Stallion
285	0.1	2,165	2021	1.0	0.17	No	617,000	5/2/2025	6853 Golden Tree
290	0.1	2,145	2022	1.0	0.20	No	622,000	1/17/2025	7051 Sienna
292	0.1	1,800	2024	1.0	0.20	No	526,000	11/27/2024	7118 Turquoise
293	0.1	2,116	2024	1.0	0.24	No	620,000	12/27/2024	7065 Wallflower
304	0.1	1,936	2024	1.0	0.18	No	588,000	11/14/2024	7070 Turquoise
308	0.1	1,620	2024	1.0	0.17	No	499,000	2/13/2025	7087 Turquoise
323	0.1	1,854	2024	1.0	0.16	No	599,000	12/18/2024	7066 Turquoise
Avg:	0.1	2,165			0.22		607,389		Property Count: <b>18</b>



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### Diamond Valley

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
179	0.0	2,352	1984	2.0	0.40	No	420,000	12/20/2024	1912 N Moonstone
181	0.0	1,936	1965	1.0	0.21	No	349,900	12/3/2024	1848 N Emerald
238	0.0	1,683	1982	2.0	0.50	No	400,000	11/14/2024	1152 N Turquoise
240	0.0	1,680	1985	2.0	0.69	No	402,500	11/6/2024	1021 N Opal
245	0.0	1,512	1981	2.0	0.24	No	370,000	3/14/2025	1955 N Quartz
293	0.1	1,315	2025	2.0	0.28	No	385,000	4/25/2025	4559 E Steven
325	0.1	1,200	2001	2.0	0.22	No	389,900	4/17/2025	1214 N Susan
338	0.1	1,043	2005	1.0	0.18	No	353,000	1/17/2025	1905 N Quartz
372	0.0	938	1999	1.0	0.20	No	349,000	4/17/2025	4590 E Catherine
Avg:	0.0	1,518			0.32		379,922		Property Count: 9

### Forest Trails

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
241	0.1	3,479	1996	2.0	0.45	No	839,000	5/1/2025	1940 Promontory
335	0.1	1,901	1990	1.0	0.29	No	637,000	4/18/2025	1890 Forest View
346	0.1	1,950	1995	2.0	0.28	No	675,000	1/14/2025	1925 Crossroads
383	0.1	2,088	1999	1.0	0.42	No	800,000	2/20/2025	1956 Forest View
410	0.1	2,148	2017	1.0	0.09	No	881,000	12/13/2024	1404 Crowning
540	0.1	2,825	2018	1.0	0.45	No	1,526,000	3/17/2025	1388 Trailhead
Avg:	0.1	2,399			0.33		893,000		Property Count: 6

### Grandview Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
151	0.1	2,575	1982	2.0	0.39	No	390,000	2/5/2025	1950 W Iron Springs
282	0.1	2,992	1994	2.0	0.55	No	845,000	3/6/2025	1760 N Gilmer Heights
307	0.0	3,856	1977	1.0	1.38	No	1,185,000	11/22/2024	1876 N Peaceful Mesa
320	0.1	2,108	2005	1.0	0.39	No	674,000	4/1/2025	2030 Elbow Bend
324	0.0	1,774	2004	2.0	0.45	No	575,000	11/1/2024	1970 W Iron Springs
350	0.0	2,069	1970	1.0	0.59	No	725,000	4/25/2025	1725 N Gilmer Heights
354	0.1	1,914	1995	2.0	0.30	No	677,500	2/25/2025	1975 Side Winder
Avg:	0.0	2,470			0.58		724,500		Property Count: 7



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### Granite Dells Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
275	0.1	2,719	2024	1.0	0.23	No	747,000	12/23/2024	5254 Iron Vine
290	0.1	2,325	2016	1.0	0.16	No	675,000	2/14/2025	5395 Rainbow Cliff
295	0.1	2,337	2025	1.0	0.23	No	689,000	4/21/2025	5225 Meandering
315	0.1	3,206	2025	1.0	0.25	No	1,009,000	2/13/2025	3271 Jagged Spire
317	0.1	1,892	2024	1.0	0.18	No	600,000	2/28/2025	5221 Meandering
338	0.1	2,604	2020	1.0	0.27	No	880,000	3/25/2025	5349 Grand Summit
338	0.1	2,258	2025	1.0	0.27	No	763,873	3/20/2025	5222 Dells Rail
347	0.1	2,636	2025	1.0	0.21	No	914,663	3/27/2025	3313 Willow Butte
355	0.1	2,140	2015	1.0	0.21	No	759,000	11/19/2024	5234 Scenic Crest
365	0.1	1,728	2018	1.0	0.17	No	630,000	4/24/2025	5379 Vista Overlook
372	0.1	2,378	2019	1.0	0.26	No	885,000	4/11/2025	5356 Grand Summit
374	0.1	3,240	2025	1.0	0.24	No	1,211,233	2/25/2025	3235 Jagged Spire
375	0.1	2,772	2016	1.0	0.22	No	1,040,000	12/31/2024	5249 Vista Overlook
376	0.1	1,981	2019	1.0	0.19	No	745,000	2/5/2025	5304 Crescent Edge
377	0.1	2,374	2020	1.0	0.29	No	895,000	11/14/2024	5328 Rocky Vista
384	0.1	2,258	2025	1.0	0.24	No	866,496	3/13/2025	3323 Iron King
433	0.1	2,839	2023	1.0	0.36	No	1,230,000	3/12/2025	3759 Blazing Ore
Avg:	0.1	2,452			0.23		855,310		Property Count: 17

### Granite Oaks

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
281	0.1	2,929	2003	1.0	1.81	No	824,500	11/25/2024	2525 W Live Oak
287	0.1	2,438	1992	1.0	2.08	No	700,000	2/25/2025	2568 W Post Oak
303	0.1	4,379	2002	2.0	2.50	No	1,325,000	4/3/2025	2555 W Green Brier
346	0.1	2,300	1992	1.0	1.61	No	795,000	12/3/2024	8360 N Live Oak
349	0.1	1,947	1992	1.0	1.79	No	680,000	11/22/2024	2495 W Willow Oak
440	0.1	1,818	1995	1.0	1.62	No	800,000	2/5/2025	2735 W Willow Oak
Avg:	0.1	2,635			1.90		854,083		Property Count: 6



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### Granville

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
230	0.1	2,414	2005	1.0	0.23	No	555,000	4/25/2025	6368 E Jaden
258	0.1	1,921	2007	1.0	0.17	No	496,500	1/2/2025	3883 N Fairfax
260	0.1	2,040	2003	1.0	0.23	No	530,000	2/3/2025	6675 E Desperado
262	0.1	1,852	2003	1.0	0.22	No	485,000	12/4/2024	6608 E Colbert
264	0.1	1,967	2020	1.0	0.17	No	519,000	11/26/2024	6576 E Beckett
266	0.1	2,590	2006	1.0	0.32	No	690,000	12/26/2024	4501 N Kirkwood
273	0.1	2,580	2024	1.0	0.22	No	704,252	3/6/2025	5404 N Dolan
275	0.1	2,577	2019	1.0	0.22	No	709,900	3/17/2025	6070 E Blake
277	0.1	2,599	2013	1.0	0.21	No	719,000	4/8/2025	4443 N Kirkwood
277	0.1	1,662	2006	1.0	0.17	No	460,750	4/21/2025	6366 E Ashton
277	0.1	1,634	2021	1.0	0.15	No	453,000	4/3/2025	6197 E Oliver
284	0.1	1,988	2019	1.0	0.20	No	565,000	3/17/2025	6577 E Sandpiper
285	0.1	2,018	2009	1.0	0.25	No	575,000	3/31/2025	6460 E Deacon
287	0.1	1,934	2012	1.0	0.21	No	555,000	12/12/2024	4428 N Kirkwood
287	0.1	1,986	2022	1.0	0.20	No	570,000	4/2/2025	6011 E Walden
288	0.1	1,442	2003	1.0	0.17	No	415,000	4/17/2025	6833 E Voltaire
288	0.1	1,442	2003	1.0	0.24	No	415,000	3/27/2025	6965 E Yellowglen
289	0.1	1,471	2005	1.0	0.15	No	425,000	12/6/2024	6409 E Andover
289	0.1	1,574	2019	1.0	0.13	No	455,000	4/29/2025	6268 E Beecher
292	0.1	2,021	2019	1.0	0.25	No	590,000	4/23/2025	6560 E Sutton
292	0.1	1,659	2021	1.0	0.20	No	485,000	2/12/2025	6110 E Cottage
295	0.1	1,794	2016	1.0	0.19	No	529,999	11/25/2024	4811 N Salem
296	0.1	1,979	2017	1.0	0.18	No	585,000	4/21/2025	4752 N Salem
298	0.1	1,460	2003	1.0	0.18	No	435,000	3/4/2025	6760 E Sandhurst
300	0.1	1,468	2014	1.0	0.15	No	440,000	3/17/2025	4306 N Dryden
300	0.1	1,416	2003	1.0	0.25	No	425,000	12/26/2024	6864 E Yellowglen
301	0.1	1,492	2020	1.0	0.17	No	449,000	12/6/2024	6080 E Beecher
301	0.1	1,358	2024	1.0	0.15	No	408,900	11/5/2024	6465 E Hereford
301	0.1	1,677	2019	1.0	0.20	No	505,000	11/15/2024	6573 E Bay Point
301	0.1	1,440	2024	1.0	0.14	No	433,900	11/6/2024	6477 E Hereford
302	0.1	1,436	2017	1.0	0.14	No	434,000	2/12/2025	5716 N Thornberry
303	0.1	1,445	2006	1.0	0.15	No	438,000	12/19/2024	4843 Wycliffe
303	0.1	1,358	2004	1.0	0.23	No	412,000	3/7/2025	5907 N Milano
304	0.1	1,661	2016	1.0	0.36	No	505,000	12/20/2024	4346 N Dryden
304	0.1	1,501	2004	1.0	0.18	No	457,000	2/20/2025	5883 N Bronco
305	0.1	2,000	2022	1.0	0.19	No	610,000	1/13/2025	6194 E Stafford
306	0.1	1,358	2004	1.0	0.13	No	415,000	4/28/2025	6470 E Kilkenny



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306	0.1	1,358	2004	1.0	0.13	No	415,000	3/18/2025	6498 E Kilkenny
306	0.1	1,358	2003	1.0	0.17	No	415,000	4/21/2025	6895 E Elbrook
306	0.1	1,536	2022	1.0	0.13	No	470,000	1/17/2025	6339 E Marley
307	0.1	2,295	2022	1.0	0.24	No	705,000	11/5/2024	6269 E Empire
308	0.1	2,030	2021	1.0	0.31	No	625,000	4/18/2025	5120 N Fairmount
308	0.1	1,475	2020	1.0	0.18	No	455,000	2/28/2025	6381 E Beckett
310	0.1	1,356	2005	1.0	0.21	No	420,000	12/23/2024	6351 Andover
310	0.1	1,501	2003	1.0	0.20	No	465,000	11/7/2024	5503 N Ardmore
310	0.1	1,468	2023	1.0	0.13	No	455,000	1/13/2025	4985 N Stratton
312	0.1	1,501	2003	1.0	0.23	No	469,000	3/7/2025	5493 N Bremont
313	0.1	1,436	2014	1.0	0.18	No	449,000	3/7/2025	5825 N Burdett
313	0.1	1,358	2004	1.0	0.18	No	425,500	11/13/2024	5910 N Brindle
316	0.1	1,223	2004	1.0	0.13	No	386,000	11/13/2024	5861 N Talbot
317	0.1	1,358	2021	1.0	0.17	No	430,000	2/24/2025	6142 E Oliver
317	0.1	1,471	2016	1.0	0.17	No	467,000	4/10/2025	4376 N Dryden
318	0.1	1,448	2023	1.0	0.14	No	460,000	3/25/2025	6636 E Hereford
323	0.1	1,358	2023	1.0	0.14	No	439,000	11/8/2024	4934 N Medford
324	0.1	1,437	2022	1.0	0.13	No	464,950	12/27/2024	6347 E Marley
324	0.1	1,358	2022	1.0	0.13	No	440,000	12/30/2024	4874 N Pemberley
331	0.1	1,223	2004	1.0	0.14	No	405,000	11/5/2024	6735 E Kilkenny
339	0.1	1,223	2002	1.0	0.16	No	415,000	2/18/2025	6905 E Yellowglen
Avg:	0.1	1,672			0.19		491,908		Property Count: <b>58</b>



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### Hassayampa Village Community

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
327	0.1	3,593	2001	3.0	0.42	No	1,175,000	3/10/2025	2023 Golf Club
353	0.1	3,184	2000	2.0	0.41	No	1,125,000	2/27/2025	745 Crosscreek
403	0.1	2,949	2003	2.0	0.24	No	1,187,500	11/15/2024	1624 Stoney
430	0.1	2,328	2023	1.0	0.28	No	1,000,000	4/9/2025	1811 Forest Creek
430	0.1	6,019	2006	3.0	1.15	No	2,587,000	3/12/2025	2112 Forest Mountain
442	0.1	3,963	2005	1.0	0.38	No	1,750,000	4/11/2025	1736 Stoney
459	0.1	2,505	2003	1.0	0.58	No	1,150,000	11/7/2024	2050 Rustic Timbers
481	0.1	2,341	2018	1.0	0.42	No	1,125,000	1/7/2025	1615 Stoney
Avg:	0.1	3,360			0.49		1,387,438		Property Count: 8

### Hidden Valley Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
267	0.1	2,431	1989	2.0	0.26	No	650,000	1/16/2025	865 Northwood
268	0.1	2,594	1991	1.0	0.20	No	695,000	1/8/2025	170 Falcon
271	0.1	3,966	1995	2.0	0.55	No	1,075,000	11/25/2024	270 Long Branch East
286	0.1	2,200	1987	1.0	0.38	No	630,000	3/4/2025	370 W Long Branch W
317	0.1	2,400	1990	1.0	0.36	No	760,000	1/21/2025	130 Laurel
335	0.1	2,300	1988	1.0	0.27	No	770,000	12/3/2024	1815 Coyote
351	0.1	1,651	1986	1.0	0.35	No	580,000	2/6/2025	1490 Valley Ranch
362	0.1	1,645	1982	1.0	0.21	No	595,000	11/6/2024	1530 Roadrunner N
Avg:	0.1	2,398			0.32		719,375		Property Count: 8



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### Inscription Canyon Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
311	0.1	2,845	2004	1.0	1.09	No	885,000	3/21/2025	5170 W Indian Camp
337	0.1	4,782	1997	1.0	4.13	No	1,610,000	11/7/2024	13702 Black Elk
370	0.1	3,042	2003	1.0	2.11	No	1,125,000	3/19/2025	6575 W Leaning Bear
396	0.1	2,082	2001	1.0	1.21	No	825,000	11/1/2024	5115 W Sinagua
398	0.1	2,348	1998	1.0	2.19	No	935,000	11/22/2024	13709 N Forked
455	0.1	2,527	2021	1.0	2.52	No	1,150,000	12/31/2024	6575 W Singing Wolf
458	0.2	3,350	2005	1.0	5.48	No	1,535,000	12/31/2024	13871 N Grey Bears
Avg:	0.1	2,997			2.68		1,152,143		Property Count: <b>7</b>





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## Top 40 Subdivisions 4/30/2025

### Jasper

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
278	0.1	2,719	2024	1.0	0.23	No	754,990	5/1/2025	5723 E Hahn
314	0.1	2,402	2024	1.0	0.25	No	754,990	4/21/2025	5072 N Jeffers
322	0.1	1,511	2022	1.0	0.14	No	486,000	12/23/2024	4506 Garrett
323	0.1	1,886	2024	1.0	0.17	No	610,000	1/17/2025	5762 E Hahn
327	0.1	1,362	2023	1.0	0.18	No	445,000	3/27/2025	5837 E Killen
330	0.1	1,765	2024	1.0	0.17	No	582,000	12/20/2024	5150 N Kingsley
331	0.1	1,886	2024	1.0	0.20	No	624,990	11/6/2024	5771 E Hahn
335	0.1	1,765	2024	1.0	0.14	No	591,123	3/17/2025	5992 E Finch
336	0.1	1,712	2024	1.0	0.13	No	575,000	12/20/2024	5040 N Atwood
338	0.2	2,071	2024	1.0	0.20	No	700,000	4/11/2025	5748 E Hahn
340	0.1	2,023	2024	1.0	0.20	No	688,790	11/22/2024	5790 E Hahn
344	0.1	1,395	2021	1.0	0.18	No	480,000	12/11/2024	5763 E Richmond
345	0.1	1,765	2024	1.0	0.14	No	608,129	11/26/2024	5913 E Finch
345	0.1	1,837	2024	1.0	0.20	No	633,000	1/23/2025	5720 E Hahn
351	0.2	2,023	2024	1.0	0.22	No	710,000	3/4/2025	5064 N Jeffers
354	0.2	2,632	2020	1.0	0.26	No	933,000	3/26/2025	5654 E Ellsworth
361	0.1	1,664	2024	1.0	0.25	No	599,990	11/13/2024	5083 N Jeffers
361	0.1	1,329	2022	1.0	0.15	No	480,000	3/3/2025	5786 E Richmond
365	0.1	2,203	2024	1.0	0.19	No	803,000	11/4/2024	4991 N Blake
370	0.1	1,885	2024	1.0	0.20	No	696,600	11/20/2024	5141 N Hugo
391	0.1	1,664	2024	1.0	0.22	No	650,000	2/18/2025	5508 Edgar
434	0.1	2,189	2024	1.0	0.36	No	949,900	12/20/2024	4753 E Cheshire
449	0.1	3,760	2025	1.0	0.36	No	1,689,540	3/31/2025	5060 E Frost
571	0.1	2,189	2024	1.0	0.34	No	1,249,734	2/5/2025	5013 E Frost
628	0.1	2,672	2024	1.0	0.34	No	1,678,007	11/27/2024	5030 E Frost
642	0.1	2,672	2024	1.0	0.34	No	1,715,552	12/20/2024	5024 E Frost
651	0.1	2,672	2024	1.0	0.48	No	1,740,341	12/13/2024	5193 E Milton
Avg:	0.1	2,061			0.23		830,729		Property Count: <b>27</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Lynx Lake Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
167	0.0	4,825	2003	2.0	0.50	No	807,500	11/21/2024	3075 N Pleasant View
209	0.0	2,318	1979	1.0	0.51	No	485,000	5/1/2025	3100 N Mountain View
210	0.1	2,497	1995	1.0	0.47	No	525,000	2/27/2025	3275 N Meadowlark
325	0.1	1,778	2017	1.0	0.50	No	577,500	12/31/2024	3100 N Pine View
346	0.0	940	1977	1.0	0.50	No	325,000	4/18/2025	3301 N Mountain View
363	0.1	1,999	2020	1.0	0.50	No	725,000	2/18/2025	3524 N Mountain View
401	0.1	1,820	2021	1.0	0.50	No	730,000	3/31/2025	3100 N Lynx Lake
Avg:	0.1	2,311			0.50		596,429		Property Count: <b>7</b>

### Mingus West

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
272	0.1	2,571	2004	1.0	0.42	No	699,000	4/29/2025	13293 E Remington
277	0.1	2,346	2025	1.0	0.41	No	649,000	3/19/2025	8617 N Isabella Court
277	0.1	2,346	2024	1.0	0.48	No	649,000	11/5/2024	8613 N Suzanna
277	0.1	2,346	2024	1.0	0.42	No	649,000	3/5/2025	8661 N. Isabella Court
280	0.1	2,175	2024	1.0	0.42	No	609,000	12/27/2024	13471 E Palomino
311	0.1	2,119	2004	1.0	0.42	No	660,000	1/16/2025	13288 E Goldmine
378	0.1	2,420	2023	1.0	0.86	No	915,000	11/8/2024	13135 E Rifle
Avg:	0.1	2,332			0.49		690,000		Property Count: <b>7</b>

### Park Ridge At The Viewpoint

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
243	0.1	2,245	2005	1.0	0.24	No	544,900	11/6/2024	7418 N Park Crest
257	0.1	2,056	2005	1.0	0.24	No	528,000	4/8/2025	7585 N Park Crest
264	0.1	2,218	2005	1.0	0.25	No	585,000	11/15/2024	7364 N Park Crest
272	0.1	2,554	2004	1.0	0.24	No	695,000	4/7/2025	7580 N Park Crest
274	0.1	1,897	2005	1.0	0.27	No	520,000	11/8/2024	7618 N Outlook
276	0.1	2,263	2005	1.0	0.24	No	625,000	3/21/2025	7680 N Outlook
284	0.1	1,931	2005	1.0	0.21	No	549,000	11/27/2024	7539 N Outlook
Avg:	0.1	2,166			0.24		578,129		Property Count: <b>7</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Pinon Oaks

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
293	0.1	2,205	1999	1.0	0.67	No	645,000	11/27/2024	5712 Goldenrod
295	0.1	2,285	2000	1.0	0.54	No	675,000	4/9/2025	5739 Snapdragon
319	0.1	1,958	1998	1.0	0.68	No	625,000	3/27/2025	5798 Goldenrod
335	0.1	2,385	2005	1.0	0.41	No	799,900	11/1/2024	905 Malva
340	0.1	1,913	2002	1.0	0.52	No	649,900	4/28/2025	786 Pinon Oak
351	0.1	1,964	2001	1.0	0.58	No	688,760	11/8/2024	935 Pinon Oak
358	0.1	2,000	2003	1.0	0.50	No	715,000	12/20/2024	885 Grapevine
366	0.1	1,774	2001	1.0	0.42	No	649,000	12/6/2024	919 Panicum
368	0.1	2,176	2004	1.0	0.63	No	799,900	1/30/2025	744 Peppermint
385	0.1	2,284	2006	1.0	0.41	No	880,000	3/27/2025	5965 Symphony
Avg:	0.1	2,094			0.54		712,746		Property Count: <b>10</b>

### Poquito Valley

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
222	0.1	3,304	2008	2.0	2.01	No	735,000	3/12/2025	7150 E Napoli
260	0.1	2,045	2005	1.0	2.00	No	532,000	4/18/2025	10350 N Nicholas Heights
281	0.1	2,582	2010	1.0	1.99	No	725,000	1/6/2025	7325 E Woodchute
332	0.1	3,345	2015	1.0	2.00	No	1,110,000	11/12/2024	7330 E Alto Desierto
350	0.1	1,881	2004	1.0	2.00	No	658,000	2/7/2025	7175 E Ranch Hand Rd
367	0.1	1,282	2015	1.0	2.02	No	470,000	3/14/2025	7120 E Ranch Hand
383	0.0	1,200	2002	1.0	2.03	No	460,000	1/21/2025	7050 E Woodchute
Avg:	0.1	2,234			2.01		670,000		Property Count: <b>7</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott East

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
179	0.0	1,008	1986	1.0	0.14	No	180,000	4/3/2025	3381 N Pima
180	0.0	1,008	1986	1.0	0.14	No	181,000	4/3/2025	3321 N Pima
244	0.0	1,333	1984	1.0	0.22	No	324,900	11/19/2024	3015 N Indian Wells
250	0.1	1,638	1995	1.0	0.22	No	410,000	3/24/2025	3030 N Cedar Springs
296	0.1	1,346	1997	1.0	0.22	No	399,000	11/12/2024	3013 N Cedar Springs
329	0.1	1,445	2020	1.0	0.22	No	475,000	4/28/2025	3001 N Cedar Springs Lane
Avg:	0.0	1,296			0.19		328,317		Property Count: <b>6</b>

### Prescott Lakes - Astoria

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
271	0.1	2,456	2015	2.0	0.15	No	665,000	2/19/2025	1501 Varsity
301	0.1	1,943	2016	1.0	0.12	No	585,000	3/27/2025	2206 Calgary
Avg:	0.1	2,200			0.14		625,000		Property Count: <b>2</b>

### Prescott Lakes - Creekside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
302	0.1	2,213	2016	1.0	0.21	No	667,500	12/9/2024	1275 Pebble Springs
371	0.1	1,929	2006	1.0	0.15	No	715,000	12/19/2024	1232 Pebble Springs
398	0.1	1,985	2005	1.0	0.17	No	790,000	11/6/2024	1256 Pebble Springs
Avg:	0.1	2,042			0.18		724,167		Property Count: <b>3</b>

### Prescott Lakes - Estates

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
333	0.1	3,270	2006	2.0	0.78	No	1,090,000	11/7/2024	860 Northridge
398	0.1	2,382	2016	1.0	0.56	No	949,000	1/30/2025	1563 Donamire
404	0.1	2,158	2005	1.0	0.56	No	872,500	4/8/2025	1375 Northridge
Avg:	0.1	2,603			0.63		970,500		Property Count: <b>3</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Lakes - Lakeside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
303	0.1	2,445	2005	1.0	0.20	No	740,000	4/25/2025	1671 Constable
340	0.1	2,445	2005	1.0	0.24	No	832,000	3/3/2025	1670 Constable
348	0.1	2,443	2006	1.0	0.21	No	850,000	12/11/2024	1346 Derby
450	0.1	2,443	2006	1.0	0.21	No	1,100,000	11/13/2024	1251 Sarafina
Avg:	0.1	2,444			0.22		880,500		Property Count: 4

### Prescott Lakes - N/A

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
502	0.1	2,544	2025	1.0	0.29	No	1,276,700	3/21/2025	1151 Irwin
525	0.1	2,417	2024	1.0	0.30	No	1,269,012	3/5/2025	1171 Irwin
541	0.1	2,544	2024	1.0	0.29	No	1,376,991	3/31/2025	1143 Irwin
562	0.1	2,544	2024	1.0	0.30	No	1,429,577	3/25/2025	1161 Irwin
619	0.1	2,417	2024	1.0	0.27	No	1,495,000	4/7/2025	1187 Irwin
Avg:	0.1	2,493			0.29		1,369,456		Property Count: 5

### Prescott Lakes - Parkside

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
304	0.1	4,607	2007	1.0	0.54	No	1,400,000	12/9/2024	1575 Commonwealth
344	0.1	2,353	2002	1.0	0.37	No	810,000	4/17/2025	1477 Commonwealth
392	0.1	2,805	2001	1.0	0.41	No	1,100,000	2/11/2025	1534 Belle Meade
422	0.2	2,545	2013	1.0	0.35	No	1,075,000	12/2/2024	1748 Commonwealth
Avg:	0.1	3,078			0.42		1,096,250		Property Count: 4



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Lakes - Pinnacle I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
367	0.1	2,559	2016	1.0	0.34	No	940,000	4/4/2025	1201 S Lakeview
415	0.1	3,727	2024	2.0	0.35	No	1,548,319	2/28/2025	1165 S Lakeview
434	0.1	2,417	2024	1.0	0.27	No	1,050,000	12/2/2024	1136 S Lakeview
535	0.1	2,544	2023	1.0	0.31	No	1,360,000	4/17/2025	1147 S Lakeview
Avg:	0.1	2,812			0.32		1,224,580		Property Count: <b>4</b>

### Prescott Lakes - Pinnacle Views

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
339	0.1	2,578	2016	1.0	0.22	No	875,000	3/3/2025	1757 Ascott
395	0.1	2,253	2018	1.0	0.48	No	890,000	3/21/2025	831 Royal Tulips
Avg:	0.1	2,416			0.35		882,500		Property Count: <b>2</b>

### Prescott Lakes - Stoney Creek

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
351	0.1	2,847	2006	1.0	0.42	No	998,000	3/11/2025	227 Thoroughbred
Avg:	0.1	2,847			0.42		998,000		Property Count: <b>1</b>

### Prescott Lakes - Summit 3

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
336	0.1	2,348	2006	1.0	0.44	No	790,000	3/3/2025	779 Mines Pass
Avg:	0.1	2,348			0.44		790,000		Property Count: <b>1</b>

### Prescott Lakes - Summit I&II

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
313	0.1	2,015	2003	1.0	0.26	No	630,000	3/3/2025	3075 Trail Walk
345	0.1	2,204	2014	1.0	0.47	No	760,000	1/16/2025	3074 Brooks Range
Avg:	0.1	2,110			0.37		695,000		Property Count: <b>2</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Lakes - The Cottages

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
288	0.1	1,781	2001	1.0	0.11	No	512,500	1/13/2025	1459 Kwana
327	0.1	1,859	2003	1.0	0.14	No	607,300	1/27/2025	1402 Kwana
361	0.1	1,397	2002	1.0	0.09	No	505,000	3/13/2025	1632 St Andrews
376	0.1	1,782	2003	1.0	0.16	No	670,000	1/30/2025	1382 Kwana
Avg:	0.1	1,705			0.13		573,700		Property Count: <b>4</b>

### Prescott Lakes - The Retreat

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
328	0.1	1,603	2014	1.0	0.15	No	526,400	5/1/2025	1612 Bonavista
Avg:	0.1	1,603			0.15		526,400		Property Count: <b>1</b>

### Prescott Prairie

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
320	0.1	2,336	2016	1.0	2.00	No	748,000	12/2/2024	10900 E Angies
321	0.1	2,480	2020	1.0	2.02	No	795,000	2/24/2025	11775 N Patience
323	0.1	2,445	2024	1.0	2.04	No	790,000	3/11/2025	11690 N Seneca Pt
325	0.1	2,601	2021	1.0	2.00	No	845,000	4/28/2025	11355 N Retriever
325	0.1	2,151	2008	1.0	1.99	No	699,000	11/22/2024	11786 Tevy
333	0.1	2,662	2022	1.0	4.00	No	887,257	3/10/2025	11899 N Patience
334	0.1	2,185	2018	1.0	2.00	No	730,000	4/7/2025	11050 N Trophy Ridge
348	0.1	2,012	2022	1.0	2.00	No	700,000	3/3/2025	11099 N Patience
354	0.1	2,219	2016	1.0	1.99	No	785,000	11/4/2024	11350 N Retriever
Avg:	0.1	2,343			2.23		775,473		Property Count: <b>9</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Valley 10

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
244	0.1	1,354	1996	1.0	0.18	No	330,000	1/27/2025	3732 N Dale
244	0.1	1,228	1978	1.0	0.18	No	299,900	4/21/2025	8470 E Sommer
257	0.1	1,559	1996	1.0	0.18	No	399,900	1/10/2025	3713 N Greg
269	0.0	1,556	1978	1.0	0.23	No	419,000	4/8/2025	3617 N Dale
300	0.1	1,315	1996	1.0	0.18	No	395,000	4/2/2025	3427 N Etheridge
305	0.1	1,248	1993	1.0	0.25	No	381,000	11/7/2024	8440 E Yavapai
Avg:	0.1	1,377			0.20		370,800		Property Count: <b>6</b>

### Prescott Valley 15

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
221	0.0	1,628	1982	1.0	0.22	No	360,000	2/5/2025	5536 N Wickiup
243	0.1	1,500	1992	1.0	0.20	No	365,000	12/13/2024	5301 N Saddleback
250	0.1	1,597	1995	1.0	0.24	No	400,000	12/4/2024	5009 N Desert
259	0.1	2,162	1995	1.0	0.53	No	560,000	4/1/2025	5500 N Western
262	0.1	1,639	1994	1.0	0.24	No	430,000	1/10/2025	8020 E Tranquil
271	0.1	1,531	1994	1.0	0.23	No	415,000	3/20/2025	5470 N Long Rifle
273	0.1	1,446	1993	1.0	0.20	No	395,000	2/14/2025	5090 N Long Rifle
277	0.1	1,215	2003	1.0	0.25	No	336,000	2/26/2025	5290 N Robert
291	0.1	1,418	2000	1.0	0.28	No	413,000	1/22/2025	5101 N Desert
305	0.1	1,343	1996	1.0	0.20	No	410,000	3/31/2025	5300 N Saddleback
308	0.1	1,512	2024	1.0	0.24	No	465,000	11/5/2024	5201 N Pinto
Avg:	0.1	1,545			0.26		413,545		Property Count: <b>11</b>





# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Valley 17

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
236	0.0	1,612	1978	1.0	0.32	No	380,000	2/14/2025	6081 N Little Papoose
257	0.1	1,274	1993	1.0	0.32	No	327,000	12/19/2024	6060 N Bridge
287	0.1	1,188	2003	1.0	0.20	No	341,000	2/3/2025	6100 N Reata
295	0.1	1,374	1994	1.0	0.25	No	405,000	2/10/2025	6200 N Little Papoose
322	0.0	1,088	1993	1.0	0.20	No	350,000	2/24/2025	6241 N Old Mcdonald
345	0.0	1,014	1977	1.0	0.24	No	350,000	11/14/2024	6041 N Rim
Avg:	0.0	1,258			0.26		358,833		Property Count: <b>6</b>

### Prescott Valley 19

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
182	0.1	1,708	1990	1.0	0.56	No	310,172	1/28/2025	4200 N Covina
191	0.1	3,950	2002	2.0	0.31	No	755,000	4/10/2025	7201 E Grandview
233	0.1	1,800	1992	1.0	0.26	No	420,000	3/6/2025	4416 N Calle Santa Cruz
241	0.0	1,450	1993	1.0	0.25	No	350,000	1/3/2025	4940 N Spring
248	0.1	1,818	1990	1.0	0.25	No	450,000	2/12/2025	7220 E Manley
248	0.1	1,756	1990	1.0	0.25	No	435,000	12/3/2024	7547 E Buena Vista
249	0.1	1,664	1985	1.0	0.25	No	415,000	1/24/2025	7620 E Cocopah
253	0.1	1,718	1985	1.0	0.26	No	435,000	12/19/2024	7366 E Conestoga
262	0.1	1,496	1990	1.0	0.27	No	392,500	11/26/2024	7800 E Larkspur
280	0.1	1,551	1998	1.0	0.24	No	435,000	2/10/2025	4225 N Kachina
287	0.1	1,280	1980	1.0	0.25	No	367,000	4/17/2025	7755 E Buena Vista
288	0.1	1,390	1982	1.0	0.26	No	399,900	11/8/2024	7521 E Las Flores
295	0.1	1,525	1983	1.0	0.25	No	450,000	12/20/2024	4559 N Stage Way
301	0.1	1,323	1997	1.0	0.25	No	398,000	4/14/2025	4634 N Verde Vista
304	0.1	1,501	1991	1.0	0.25	No	457,000	12/23/2024	7560 E Long Look
316	0.1	1,488	1987	1.0	0.32	No	470,000	12/20/2024	4681 N Granada
328	0.1	1,200	1991	1.0	0.25	No	394,000	1/31/2025	7580 E Long Look
Avg:	0.1	1,683			0.28		431,387		Property Count: <b>17</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Valley 20

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
189	0.1	2,191	1979	1.0	0.25	No	415,000	12/5/2024	9060 E Longhorn
199	0.1	2,517	2005	2.0	0.25	No	500,000	1/24/2025	4480 N Lodgepole
240	0.1	1,920	1991	1.0	0.30	No	461,000	1/31/2025	9924 E Arrowhead
245	0.1	2,529	1986	1.0	0.92	No	618,500	2/25/2025	9981 E Spur
247	0.1	1,601	1991	1.0	0.25	No	396,000	11/27/2024	4041 N Papago
255	0.1	1,487	1987	1.0	0.25	No	379,900	12/19/2024	4390 N Cypress
260	0.1	1,598	1988	1.0	0.25	No	415,000	2/13/2025	9480 E Towago
261	0.1	1,916	2002	1.0	0.25	No	500,000	11/12/2024	4016 N Bonita
266	0.1	1,676	1990	1.0	0.25	No	445,000	12/10/2024	9885 E Sagebrush
266	0.1	1,748	1990	1.0	0.25	No	465,000	11/20/2024	4940 N Badger
267	0.1	1,762	1980	2.0	0.66	No	470,000	2/20/2025	9934 E Superstition
268	0.1	1,597	1990	1.0	0.30	No	427,500	12/17/2024	9401 Serpentine
282	0.1	1,579	1994	1.0	0.26	No	445,000	11/27/2024	9560 E Magma
283	0.1	1,627	1991	1.0	0.22	No	460,000	3/14/2025	4445 Lariat
295	0.1	1,475	1993	1.0	0.31	No	435,000	1/17/2025	4324 N Kearny
309	0.1	1,286	1996	1.0	0.23	No	397,500	2/12/2025	9021 E Bighorn
313	0.1	1,810	2024	1.0	0.34	No	566,000	12/6/2024	9641 E Rancho Vista
321	0.0	1,558	1984	1.0	0.26	No	500,000	12/18/2024	9665 E Catalina
329	0.1	1,560	1992	1.0	0.26	No	514,000	11/6/2024	4350 N Cinnabar
Avg:	0.1	1,760			0.32		463,705		Property Count: <b>19</b>

### Prescott Valley 4

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
269	0.0	1,334	1994	1.0	0.18	No	359,000	3/6/2025	4416 N Sauter Dr. E
274	0.1	1,512	1994	1.0	0.18	No	415,000	12/19/2024	4748 N Noel
283	0.0	1,072	1983	1.0	0.19	No	303,000	3/20/2025	4639 N Miner
288	0.1	1,231	1998	1.0	0.20	No	355,000	4/2/2025	4571 N Preston
289	0.1	1,365	1994	1.0	0.17	No	395,000	2/27/2025	4815 N Sauter
296	0.1	1,317	1996	1.0	0.18	No	390,000	2/5/2025	4787 N Harlequin
Avg:	0.1	1,305			0.18		369,500		Property Count: <b>6</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Prescott Valley 8

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
222	0.0	1,778	2001	1.0	0.18	No	395,000	11/19/2024	4760 N Columbine
225	0.0	1,704	1993	1.0	0.20	No	383,000	11/5/2024	8614 E Apache
232	0.1	1,380	1998	1.0	0.18	No	320,000	12/9/2024	4701 N Stallion
254	0.1	1,397	2002	1.0	0.21	No	355,000	1/7/2025	4850 N Columbine
294	0.0	1,362	1987	1.0	0.29	No	400,000	4/30/2025	8919 E Manley
306	0.0	963	1998	1.0	0.18	No	295,000	1/30/2025	4730 N Wagon
347	0.0	945	1994	1.0	0.18	No	328,000	3/19/2025	4670 N Columbine
365	0.0	1,040	1996	1.0	0.18	No	380,000	12/19/2024	8900 E Manley
Avg:	0.0	1,321			0.20		357,000		Property Count: 8

### Prescott Valley 9

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
263	0.1	2,076	1996	1.0	0.26	No	545,000	2/24/2025	5450 N Concho
271	0.1	1,808	2024	1.0	0.25	No	490,000	3/7/2025	5659 N Roadrunner
290	0.1	1,412	1994	1.0	0.24	No	410,000	1/16/2025	5221 N Roadrunner
298	0.1	1,733	1995	1.0	0.25	No	516,500	11/18/2024	5244 N Pinto
304	0.1	1,270	1996	1.0	0.25	No	386,000	3/24/2025	5201 N Mission
314	0.1	1,257	1998	1.0	0.24	No	395,000	2/26/2025	5680 N Cattlemen
319	0.1	1,190	1995	1.0	0.24	No	380,000	4/15/2025	8450 E Tranquil
Avg:	0.1	1,535			0.25		446,071		Property Count: 7



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Pronghorn Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
231	0.1	2,249	2004	1.0	0.27	No	520,000	1/17/2025	7628 N Paradise Found
236	0.1	2,242	2002	1.0	0.25	No	529,000	12/6/2024	7652 E Shimmer
262	0.1	1,967	2021	1.0	0.16	No	515,000	1/10/2025	7846 Bella Vista
265	0.1	1,921	2002	1.0	0.27	No	510,000	4/9/2025	7159 N Windy Walk
267	0.1	1,459	2004	1.0	0.13	No	390,000	12/13/2024	7327 N Bird Song
268	0.1	1,940	2020	1.0	0.15	No	520,000	11/12/2024	7865 E Hearthstone
273	0.1	2,146	2024	1.0	0.16	No	586,110	12/20/2024	7642 E Last Way
274	0.1	1,927	2020	1.0	0.18	No	527,500	2/18/2025	8703 N Lightning
277	0.1	1,910	2024	1.0	0.16	No	529,000	1/31/2025	7618 E Last Trail Way
280	0.1	1,910	2024	1.0	0.17	No	535,000	11/8/2024	7694 E Fieldstone
281	0.1	2,206	2006	1.0	0.24	No	620,000	11/12/2024	7836 E Gazelle
288	0.1	1,457	2007	1.0	0.13	No	419,000	12/16/2024	8240 N Whistling Acres
288	0.1	2,082	2006	1.0	0.21	No	599,000	4/30/2025	8209 N Sable
293	0.1	2,085	2014	1.0	0.24	No	610,000	5/2/2025	7631 E Dragoon
305	0.1	1,589	2024	1.0	0.16	No	484,000	12/18/2024	7718 E Fieldstone
305	0.1	1,949	2005	1.0	0.42	No	595,000	3/24/2025	7024 N Clear Sky
307	0.2	2,574	2018	1.0	0.25	No	790,000	3/24/2025	8543 N Sable
317	0.1	1,955	2021	1.0	0.17	No	620,000	12/6/2024	7903 E Bella Vista Lane
328	0.1	2,166	2022	1.0	0.23	No	710,000	3/12/2025	8911 N Tromontana
329	0.1	1,518	2019	1.0	0.16	No	499,500	4/24/2025	7868 E Talking Iron
329	0.1	1,800	2014	1.0	0.30	No	593,000	2/25/2025	7707 E Dragoon
332	0.1	2,091	2022	1.0	0.22	No	694,900	4/15/2025	8895 N Tromontana
346	0.1	1,881	2022	1.0	0.14	No	650,000	3/10/2025	7085 Robin Nest
Avg:	0.1	1,958			0.21		567,218		Property Count: <b>23</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Ranch at Prescott

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
227	0.1	6,716	1994	1.0	1.02	No	1,525,000	12/16/2024	581 Windspirit
272	0.1	2,647	1989	1.0	0.29	No	720,000	12/20/2024	49 Dressage
277	0.0	2,476	1992	2.0	0.37	No	685,750	2/18/2025	388 Fox Hollow
287	0.1	4,351	2020	2.0	0.37	No	1,250,000	11/13/2024	409 Brandywine
314	0.1	1,866	1988	1.0	0.34	No	586,000	3/26/2025	3410 E Sunburst
348	0.1	4,166	1995	2.0	0.74	No	1,450,000	2/14/2025	473 Glen Echo
474	0.1	2,003	2017	1.0	0.45	No	950,000	11/26/2024	3253 Bar Circle A
496	0.1	2,519	2024	1.0	0.39	No	1,250,000	12/30/2024	10 S Woodridge
Avg:	0.1	3,343			0.50		1,052,094		Property Count: 8

### Saddlewood

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
252	0.1	1,709	2021	1.0	0.10	No	430,000	11/27/2024	6288 Harvest Moon
286	0.1	1,709	2021	1.0	0.11	No	489,000	11/20/2024	6275 Harvest Moon
293	0.1	1,709	2019	1.0	0.10	No	500,000	4/14/2025	1381 Woodpecker
295	0.1	1,795	2019	1.0	0.10	No	530,000	11/22/2024	1382 Woodpecker
315	0.1	1,697	2018	1.0	0.11	No	535,000	12/13/2024	6236 Barn Owl
319	0.1	1,380	2021	1.0	0.14	No	440,000	2/10/2025	6297 Harvest Moon
Avg:	0.1	1,667			0.11		487,333		Property Count: 6

### Sandretto Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
177	0.1	2,463	1984	2.0	0.24	No	435,150	1/21/2025	1081 Canary
245	0.1	2,000	1993	1.0	0.22	No	490,000	11/12/2024	3250 Sunflower
277	0.1	1,790	1991	1.0	0.22	No	495,000	1/2/2025	3201 Marigold
286	0.1	2,049	1995	1.0	0.21	No	585,000	11/21/2024	3280 Aster
288	0.1	1,738	1992	1.0	0.23	No	500,000	12/13/2024	3220 Aster
296	0.1	2,097	2001	1.0	0.21	No	620,000	12/30/2024	3251 Marigold
313	0.1	1,616	1999	1.0	0.21	No	505,000	3/27/2025	3381 Sunflower
Avg:	0.1	1,965			0.22		518,593		Property Count: 7



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Skyview

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
301	0.1	2,002	2024	1.0	0.18	No	602,447	2/12/2025	7591 E Louie
305	0.1	1,846	2024	1.0	0.18	No	562,174	4/2/2025	7648 E Louie
311	0.1	2,254	2024	1.0	0.20	No	701,218	1/15/2025	6963 N Full Quiver
318	0.1	1,846	2024	1.0	0.18	No	587,495	2/7/2025	7528 E Louie
331	0.1	1,653	2024	1.0	0.22	No	547,096	12/4/2024	7600 E Louie
338	0.1	1,653	2024	1.0	0.20	No	558,248	3/27/2025	7579 E Louie
343	0.1	1,653	2024	1.0	0.18	No	567,468	3/7/2025	7531 E Louie
345	0.1	2,002	2025	1.0	0.18	No	691,217	3/21/2025	7445 E Louie
361	0.1	2,254	2024	1.0	0.18	No	812,603	12/20/2024	7495 E Louie
Avg:	0.1	1,907			0.19		625,552		Property Count: 9



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Stoneridge

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
214	0.1	5,364	2004	3.0	0.47	No	1,150,000	12/20/2024	1785 N Bluff Top
224	0.1	2,863	2007	1.0	0.20	No	640,000	4/30/2025	1141 N Wide Open
228	0.1	3,307	2004	2.0	0.20	No	755,000	11/8/2024	7584 E Bravo
239	0.1	1,897	2005	2.0	0.01	No	454,010	11/4/2024	7242 Night Watch
243	0.1	2,655	2003	2.0	0.25	No	645,000	1/14/2025	7008 E Lynx Wagon
256	0.1	1,872	2008	1.0	0.13	No	480,000	3/7/2025	1150 Hobble Strap
269	0.1	2,532	2005	1.0	0.20	No	680,000	1/31/2025	7519 E Traders
269	0.1	1,784	2003	1.0	0.22	No	480,000	3/17/2025	7002 E Lynx Wagon
271	0.1	3,296	2004	2.0	0.22	No	893,700	12/6/2024	1839 N Bluff Top
275	0.1	1,985	2002	2.0	0.13	No	545,000	1/17/2025	7005 E Encampment
288	0.1	1,684	2003	1.0	0.14	No	485,000	12/5/2024	1881 Wander
292	0.1	1,864	2006	1.0	0.14	No	545,000	12/4/2024	1292 N Goose Flat
298	0.1	1,847	2014	1.0	0.13	No	549,900	12/13/2024	1110 N Tin Whip
299	0.1	2,123	2005	1.0	0.18	No	635,000	1/14/2025	7315 E Night Watch
299	0.1	2,118	2005	1.0	0.17	No	634,000	11/13/2024	7314 E Night Watch
299	0.1	1,536	2002	1.0	0.13	No	460,000	2/26/2025	7086 Lynx Wagon
303	0.1	1,684	2004	1.0	0.13	No	510,000	2/3/2025	1857 N Thimble
317	0.1	2,211	2007	1.0	0.20	No	700,000	12/13/2024	1157 N Tin Whip
317	0.1	1,388	2007	1.0	0.10	No	440,000	12/20/2024	1100 Fence Post
321	0.1	2,119	2006	1.0	0.17	No	680,000	4/18/2025	7153 E Barefoot
322	0.1	1,398	2005	1.0	0.10	No	450,000	3/27/2025	7284 E Night Watch
324	0.1	1,390	2005	1.0	0.13	No	450,000	1/15/2025	7714 E Bravo
327	0.1	1,207	2005	1.0	0.10	No	395,000	12/23/2024	7283 E Night Watch
333	0.1	1,635	2015	1.0	0.12	No	545,000	11/18/2024	1569 N Range View
334	0.1	1,525	2004	1.0	0.13	No	510,000	1/31/2025	7997 E Thistle
337	0.1	2,520	2012	1.0	0.20	No	849,000	12/2/2024	1204 N Stillness
339	0.1	1,824	2014	1.0	0.17	No	618,000	3/13/2025	1150 N Rusty Nail
340	0.1	1,528	2005	1.0	0.22	No	520,000	11/14/2024	1347 Kettle Hill
342	0.1	1,811	2003	1.0	0.17	No	620,000	3/18/2025	7163 E Grass Land
344	0.1	1,443	2005	1.0	0.10	No	497,000	4/4/2025	7259 Night Watch
349	0.1	1,822	2012	1.0	0.17	No	635,000	4/28/2025	1200 Rusty Nail
356	0.1	1,894	2013	1.0	0.18	No	675,000	1/7/2025	1025 N Wide Open
362	0.1	2,624	2018	1.0	0.51	No	950,000	2/21/2025	1548 N Home Fire
369	0.1	2,017	2016	1.0	0.12	No	744,000	3/27/2025	1546 Range View
381	0.1	1,799	2016	1.0	0.11	No	685,000	4/14/2025	1450 N Range View
418	0.1	2,759	2024	1.0	0.58	No	1,152,400	4/10/2025	6448 E Slow Cattle
463	0.1	2,935	2018	1.0	0.51	No	1,360,000	3/27/2025	6360 E Slow Cattle



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Stoneridge

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
Avg: 0.1 2,115 0.19 649,108 Property Count: <b>37</b>									

### Talking Rock

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
447	0.1	2,639	2019	1.0	0.74	No	1,180,000	12/30/2024	15500 N Talking Rock Ranch
481	0.1	3,427	2024	1.0	2.04	No	1,650,000	1/21/2025	5053 Billy Jack
512	0.1	2,072	2021	1.0	0.21	No	1,060,000	1/15/2025	5672 W Bruno Canyon
520	0.1	2,717	2019	1.0	1.06	No	1,412,500	1/31/2025	15255 N Double Adobe
537	0.1	2,049	2017	1.0	0.19	No	1,100,000	12/30/2024	15025 N Forever View
547	0.1	3,224	2024	1.0	2.38	No	1,764,460	2/24/2025	5455 W Vengeance
612	0.3	3,429	2019	1.0	1.28	No	2,100,000	3/5/2025	5200 W Mirandas
638	0.1	3,370	2016	1.0	1.06	No	2,150,000	12/9/2024	15200 N Fort Apache
647	0.1	3,506	2018	1.0	0.51	No	2,270,000	11/27/2024	15425 N Badlands
709	0.1	2,960	2012	1.0	2.26	No	2,100,000	4/29/2025	5066 W Three Forks
768	0.1	3,775	2025	1.0	2.07	No	2,899,088	3/31/2025	15863 N Silent Moon
826	0.1	2,771	2023	1.0	1.00	No	2,290,000	2/26/2025	15455 N Talking Rock Ranch
Avg: 0.1 2,995 1.23 1,831,337 Property Count: <b>12</b>									

### Timber Ridge

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
201	0.1	2,746	1983	1.0	0.35	No	551,267	2/7/2025	1825 Copper Basin
287	0.1	1,883	1993	1.0	0.21	No	540,500	3/3/2025	1191 Ravens
289	0.1	2,332	1997	2.0	0.16	No	675,000	11/7/2024	1151 Trails End
356	0.0	2,252	1995	2.0	0.21	No	802,500	4/11/2025	1912 Timber Pt W
400	0.1	2,999	2019	2.0	0.41	No	1,200,000	12/2/2024	1758 Rolling Hills
415	0.1	1,820	1982	1.0	0.29	No	755,000	12/4/2024	1104 Blue Granite
Avg: 0.1 2,339 0.27 754,045 Property Count: <b>6</b>									





# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Viewpoint (Prescott Valley)

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
220	0.1	2,228	1998	1.0	0.27	No	490,000	4/14/2025	7271 E Horizon
227	0.1	1,804	2005	1.0	0.12	No	410,000	12/27/2024	8032 N Command Point
237	0.1	1,804	2006	1.0	0.11	No	428,000	2/26/2025	8168 N Command Point
242	0.1	1,861	2004	1.0	0.14	No	450,000	2/25/2025	7615 N Winding
251	0.1	1,425	2003	1.0	0.13	No	357,000	4/8/2025	7451 E Mountain
252	0.1	1,605	2005	1.0	0.12	No	405,000	2/21/2025	8081 N Command Point
257	0.1	1,569	2003	1.0	0.12	No	402,500	12/3/2024	7377 E Mountain
264	0.1	1,839	2000	1.0	0.20	No	485,000	12/17/2024	7486 E Peak
265	0.1	1,984	2005	1.0	0.19	No	525,000	4/22/2025	8037 N Sage Vista
266	0.1	2,163	2016	1.0	0.18	No	574,900	11/4/2024	8353 N Rainbow
267	0.1	1,605	2005	1.0	0.12	No	428,000	3/7/2025	7323 E Greenscape View
269	0.1	1,823	2001	1.0	0.19	No	490,000	2/13/2025	7434 N Viewscape
269	0.1	1,614	2003	1.0	0.20	No	434,900	11/27/2024	7789 N Rambling
274	0.1	1,746	1998	1.0	0.21	No	479,000	4/29/2025	7204 E Horizon
278	0.1	1,672	2015	1.0	0.13	No	465,000	2/4/2025	8144 N Ancient
279	0.1	1,905	2001	1.0	0.21	No	531,000	3/10/2025	7350 N Pinnacle Pass
279	0.1	1,861	1999	1.0	0.28	No	520,000	3/11/2025	7091 E Granite Peaks
283	0.1	1,800	2000	1.0	0.28	No	510,000	12/4/2024	6905 N Sunset View
290	0.1	2,034	1999	1.0	0.28	No	590,000	3/17/2025	6974 Pinnacle Pass
295	0.1	1,439	2007	1.0	0.11	No	425,000	4/29/2025	8221 N Racehorse
305	0.1	1,425	2002	1.0	0.21	No	434,000	2/3/2025	7760 N Sage Vista
312	0.1	1,843	2001	1.0	0.30	No	575,000	4/16/2025	7371 Pinnacle Pass
318	0.1	1,580	2003	1.0	0.20	No	503,000	4/28/2025	7808 N Rambling
319	0.1	1,437	2004	1.0	0.19	No	458,500	12/30/2024	7698 N Winding
326	0.0	1,376	2001	1.0	0.28	No	449,000	1/17/2025	7225 E Pinnacle Pass
327	0.1	1,552	2024	1.0	0.23	No	507,000	4/17/2025	7370 Summit
340	0.1	1,358	2019	1.0	0.18	No	462,000	3/5/2025	8412 N Prairie View
359	0.1	1,448	2018	1.0	0.19	No	519,900	5/1/2025	8400 N Sunset Ridge
Avg:	0.1	1,707			0.19		475,311		Property Count: <b>28</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Walden Ranch

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
320	0.1	1,969	2020	1.0	0.17	No	630,000	11/6/2024	5349 Autumn Leaf
329	0.1	1,551	2020	1.0	0.17	No	510,000	2/20/2025	5188 Autumn Leaf
344	0.1	1,845	2020	1.0	0.30	No	634,000	3/7/2025	5028 Spring Garden
368	0.1	1,953	2020	1.0	0.26	No	718,500	3/24/2025	5101 Porter Creek
373	0.1	2,380	2018	1.0	0.28	No	887,000	11/26/2024	5269 Wellness
377	0.1	1,817	2019	1.0	0.17	No	685,000	3/12/2025	5297 Autumn Leaf
Avg:	0.1	1,919			0.23		677,417		Property Count: <b>6</b>

### Whispering Canyon

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
199	0.1	5,539	2006	2.0	0.54	No	1,100,000	1/17/2025	5605 W Darius
284	0.1	3,030	2023	2.0	0.59	No	860,000	2/11/2025	12845 Stella (Lot 167)
297	0.1	2,557	2024	1.0	0.52	No	760,000	11/26/2024	6226 W Omar (Lot 206)
322	0.1	2,841	2005	1.0	0.66	No	915,000	4/15/2025	5600 Darius
327	0.1	2,315	2025	1.0	0.68	No	756,583	4/23/2025	6100 W Mira (Lot 185)
352	0.1	2,557	2020	1.0	0.71	No	900,000	1/7/2025	5925 W Harmony
400	0.1	2,315	2024	1.0	0.71	No	925,728	4/3/2025	6227 Omar (Lot 213)
400	0.1	2,557	2024	1.0	1.03	No	1,023,981	2/24/2025	12310 N Thrine (Lot 226)
418	0.1	2,081	2024	1.0	0.80	No	870,037	12/17/2024	12305 N Petra (Lot 242)
448	0.1	2,086	2018	1.0	0.81	No	935,000	4/7/2025	5865 W Tita
452	0.1	2,324	2022	1.0	0.84	No	1,050,000	2/26/2025	12700 N Stella
490	0.1	2,315	2024	1.0	1.57	No	1,133,286	12/19/2024	12340 N Thrine (Lot 225)
Avg:	0.1	2,710			0.79		935,801		Property Count: <b>12</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Willow Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
291	0.1	1,992	2002	1.0	0.14	No	579,000	12/19/2024	880 Baywood
296	0.1	2,022	2004	1.0	0.23	No	599,500	11/7/2024	2775 Brooks Range
299	0.1	1,760	2008	1.0	0.14	No	527,000	11/7/2024	1017 Bridgewater
306	0.1	1,648	2004	1.0	0.15	No	505,000	2/26/2025	991 Louie
325	0.1	1,936	2015	1.0	0.20	No	630,000	12/13/2024	3023 Portside
326	0.1	1,778	2003	1.0	0.15	No	579,000	12/20/2024	872 Baywood
Avg:	0.1	1,856			0.17		569,917		Property Count: 6



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

### Yavapai Hills

Price / SF	Months	Sq Ft	Built	Stories	Acres	Views	Price	Sold On	Address
185	0.1	2,595	1998	2.0	0.50	No	479,900	11/27/2024	4865 Comanche
196	0.1	2,929	2005	2.0	0.31	No	575,000	12/16/2024	4835 Butterfly
210	0.1	4,045	2001	3.0	0.39	No	850,000	12/16/2024	3945 Twisted
213	0.1	3,053	1993	2.0	0.29	No	650,000	12/13/2024	4911 Hornet
213	0.1	4,174	2016	2.0	0.32	No	890,300	2/19/2025	4955 Bear
228	0.1	2,136	1982	2.0	0.31	No	486,000	11/6/2024	4983 Hornet
235	0.1	2,980	2002	2.0	0.38	No	700,000	4/30/2025	5017 Alamitos
248	0.0	2,499	1979	2.0	0.33	No	620,000	4/8/2025	4836 Butterfly
252	0.1	2,763	1996	1.0	0.23	No	695,000	12/30/2024	669 Star Rock
254	0.1	1,787	1977	1.0	0.29	No	453,700	2/7/2025	4976 Hornet Drive
261	0.1	2,603	1982	2.0	0.45	No	680,000	12/12/2024	650 Coal
265	0.1	3,643	1997	1.0	0.49	No	965,000	1/15/2025	1026 Yavapai Hills
268	0.1	3,506	2002	2.0	0.58	No	938,000	3/31/2025	930 Yavapai Hills
272	0.1	2,787	1997	2.0	0.35	No	758,150	12/6/2024	3896 Twisted
278	0.1	2,488	1985	2.0	0.35	No	692,000	2/6/2025	4964 N Cactus
278	0.1	4,443	2002	2.0	0.96	No	1,237,000	4/3/2025	1046 Sunrise Blvd
294	0.1	2,347	2003	1.0	0.43	No	689,000	1/23/2025	1024 Rough Diamond
298	0.1	2,282	2004	1.0	0.63	No	680,000	1/6/2025	1005 Studebaker
300	0.1	3,336	1996	2.0	0.42	No	1,000,000	2/20/2025	525 Shadow Mountain
300	0.1	1,497	1990	1.0	0.28	No	449,000	2/12/2025	645 Dragonfly
303	0.1	2,065	1995	2.0	0.33	No	625,000	11/26/2024	763 Yavapai Hills
312	0.1	1,938	1993	1.0	0.36	No	604,000	4/18/2025	4919 Antelope
318	0.1	1,774	1992	1.0	0.26	No	565,000	12/9/2024	542 Lotus
325	0.1	2,707	2005	1.0	0.48	No	880,000	3/4/2025	4558 Prairie
328	0.1	1,721	1990	1.0	0.29	No	565,000	11/15/2024	678 Star Rock
334	0.1	1,379	1993	1.0	0.31	No	460,000	4/16/2025	4934 Hornet
334	0.1	2,274	1997	1.0	0.59	No	759,000	4/11/2025	4024 Thundering Herd
336	0.1	1,950	1976	1.0	0.33	No	655,000	2/28/2025	4986 Hornet
352	0.1	1,556	1990	1.0	0.42	No	548,000	3/12/2025	4910 Antelope
352	0.1	2,247	2024	1.0	0.44	No	792,000	4/2/2025	1120 Sunrise
387	0.1	2,142	2025	1.0	0.44	No	829,900	4/30/2025	1047 Trouble Shooter
399	0.2	2,436	2018	1.0	0.45	No	973,000	12/20/2024	1029 Picket
Avg:	0.1	2,565			0.41		710,748		Property Count: <b>32</b>



# The Appraiser's Eye

What an Appraiser Looks at to Value Your Prescott Home



## Top 40 Subdivisions 4/30/2025

**Don't see your subdivision... or looking for data on homes not in a subdivision?  
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