

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
Rosegarden Condos #296															
05-11-10-235-002	2 ROSEPETAL CT	12/20/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$34,600	34.60	\$4,000	\$96,000	\$95,554	1.005	1,116	RSGDN CONDO	
05-11-10-235-006	10 ROSEPETAL CT	07/18/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$35,800	35.80	\$4,000	\$96,000	\$95,554	1.005	1,116	RSGDN CONDO	
05-11-10-235-008	16 ROSEPETAL CT	03/24/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$35,800	30.34	\$4,000	\$114,000	\$95,554	1.193	1,116	RSGDN CONDO	
05-11-10-235-014	9 ROSEBUD LANE	04/01/22	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$35,800	44.75	\$4,000	\$76,000	\$95,554	0.795	1,116	RSGDN CONDO	
05-11-10-235-016	15 ROSEBUD LANE	06/30/21	\$78,000	PTA	03-ARM'S LENGTH	\$78,000	\$34,600	44.36	\$4,000	\$74,000	\$95,554	0.774	1,116	RSGDN CONDO	
05-11-10-235-023	30 ROSEPETAL CT	08/25/22	\$114,000	PTA	03-ARM'S LENGTH	\$114,000	\$33,400	29.30	\$4,000	\$110,000	\$88,751	1.239	1,056	RSGDN CONDO	
05-11-10-235-027	21 ROSEBUD LANE	10/26/21	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$32,300	34.00	\$4,000	\$91,000	\$88,751	1.025	1,056	RSGDN CONDO	
05-11-10-235-031	29 ROSEBUD LANE	07/29/21	\$72,500	PTA	03-ARM'S LENGTH	\$72,500	\$32,300	44.55	\$4,000	\$68,500	\$88,751	0.772	1,056	RSGDN CONDO	
05-11-10-235-036	40 ROSEBUD LANE	08/10/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$35,800	32.84	\$4,000	\$105,000	\$95,554	1.099	1,116	RSGDN CONDO	
05-11-10-235-040	48 ROSEBUD LANE	10/12/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$34,600	34.60	\$4,000	\$96,000	\$95,554	1.005	1,116	RSGDN CONDO	
05-11-10-235-044	56 ROSEBUD LANE	01/10/22	\$86,400	PTA	03-ARM'S LENGTH	\$86,400	\$34,600	40.05	\$4,000	\$82,400	\$95,554	0.862	1,116	RSGDN CONDO	
05-11-10-235-055	47 ROSEBUD LANE	03/17/23	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$33,400	38.39	\$4,000	\$83,000	\$88,751	0.935	1,056	RSGDN CONDO	
05-11-10-235-057	53 ROSEBUD LANE	08/23/22	\$109,000	PTA	03-ARM'S LENGTH	\$109,000	\$33,100	30.37	\$4,000	\$105,000	\$88,170	1.191	1,056	RSGDN CONDO	
05-11-10-235-060	57 ROSEBUD LANE	06/29/22	\$111,000	PTA	03-ARM'S LENGTH	\$111,000	\$33,400	30.09	\$4,000	\$107,000	\$88,751	1.206	1,056	RSGDN CONDO	
05-11-10-235-083	94 ROSEBUD LANE	02/10/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$33,400	29.04	\$4,000	\$111,000	\$88,795	1.250	1,056	RSGDN CONDO	
05-11-10-235-088	104 ROSEBUD LANE	03/21/23	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$31,500	30.00	\$4,000	\$101,000	\$83,530	1.209	1,056	RSGDN CONDO	
05-11-10-235-093	85 ROSEBUD LANE	07/22/21	\$77,000	PTA	03-ARM'S LENGTH	\$77,000	\$32,300	41.95	\$4,000	\$73,000	\$88,751	0.823	1,056	RSGDN CONDO	
Totals						\$1,656,900	\$576,700			\$1,588,900	\$1,557,432				
								34.81				1.020			
Determination															
Condo															
Indicated ECF	1.02														
Used	1.02														

Town Lofts #667															
05-11-11-489-005	84 CLINTON ST	05/05/22	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$70,700	47.45	\$6,000	\$143,000	\$173,543	0.824	1,421	TWLFT CONDO	
05-11-11-489-007	80 CLINTON ST	07/30/21	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$64,700	43.42	\$6,000	\$143,000	\$164,659	0.868	1,376	TWLFT CONDO	
05-11-11-489-010	74 CLINTON ST	02/14/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$64,000	45.71	\$6,000	\$134,000	\$162,720	0.824	1,377	TWLFT CONDO	
05-11-11-489-011	72 CLINTON ST	05/20/21	\$146,500	PTA	03-ARM'S LENGTH	\$146,500	\$64,000	43.69	\$6,000	\$140,500	\$162,548	0.864	1,376	TWLFT CONDO	
05-11-11-489-016	62 CLINTON ST	08/04/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$68,100	43.94	\$6,000	\$149,000	\$166,960	0.892	1,421	TWLFT CONDO	
Totals						\$739,500	\$331,500			\$709,500	\$830,429				
								44.83				0.854			
Determination															
Condo															
Indicated ECF	0.85														
Used	0.85														

Clover Condos #														
05-11-13-331-001	133 A RATHBONE ST	01/31/22	\$42,000	PTA	03-ARM'S LENGTH	\$42,000	\$24,100	57.38	\$4,500	\$37,500	\$62,781	0.597	627	CLVR CONDO
Totals						\$42,000	\$24,100			\$37,500	\$62,781			
								57.38			0.597			
Determination														
Condo														
Indicated ECF	0.59													
Used	0.59													

River Hill Condos # 314														
05-11-14-233-001	27 DICKINSON AVE	11/16/21	\$73,000	PTA	03-ARM'S LENGTH	\$73,000	\$33,400	45.75	\$12,514	\$60,486	\$65,328	0.926	1,070	RVHLS CONDO
05-11-14-233-002	27 DICKINSON AVE	09/16/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$38,600	40.63	\$12,000	\$83,000	\$68,192	1.217	1,060	RVHLS CONDO
05-11-14-233-003	27 DICKINSON AVE	08/27/21	\$69,000	PTA	03-ARM'S LENGTH	\$69,000	\$33,000	47.83	\$12,514	\$56,486	\$64,365	0.878	1,006	RVHLS CONDO
05-11-14-233-029	23 DICKINSON AVE	07/14/21	\$76,000	PTA	03-ARM'S LENGTH	\$76,000	\$32,700	43.03	\$12,000	\$64,000	\$64,150	0.998	1,062	RVHLS CONDO
05-11-14-233-035	23 DICKINSON AVE	07/28/21	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$32,300	44.86	\$12,000	\$60,000	\$63,058	0.952	971	RVHLS CONDO
05-11-14-233-036	23 DICKINSON AVE	09/28/21	\$56,000	PTA	03-ARM'S LENGTH	\$56,000	\$24,500	43.75	\$12,000	\$44,000	\$44,282	0.994	681	RVHLS CONDO
05-11-14-233-037	23 DICKINSON AVE	02/24/23	\$69,900	PTA	03-ARM'S LENGTH	\$69,900	\$35,500	50.79	\$12,000	\$57,900	\$61,754	0.938	992	RVHLS CONDO
05-11-14-233-039	23 DICKINSON AVE	08/29/22	\$65,100	WD	03-ARM'S LENGTH	\$65,100	\$35,400	54.38	\$12,000	\$53,100	\$61,613	0.862	1,049	RVHLS CONDO
05-11-14-233-041	25 DICKINSON AVE	06/14/21	\$71,000	PTA	03-ARM'S LENGTH	\$71,000	\$31,500	44.37	\$12,000	\$59,000	\$61,225	0.964	980	RVHLS CONDO
05-11-14-233-053	29 DICKINSON AVE	04/11/22	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$35,100	54.00	\$12,000	\$53,000	\$60,991	0.869	997	RVHLS CONDO
Totals						\$712,000	\$332,000			\$590,972	\$614,959			
								46.63			0.961			
Determination														
Condo														
Indicated ECF	0.96													
Used	0.96													

River Bluff # 684 Small Building														
05-11-14-261-101	98 S GRATIOT	08/31/21	\$73,500	PTA	03-ARM'S LENGTH	\$73,500	\$40,900	55.65	\$20,000	\$53,500	\$117,766	0.454	802	RB98S CONDO
Totals						\$73,500	\$40,900			\$53,500	\$117,766			
								55.65			0.454			
Determination														
Condo														
Indicated ECF	0.45													
Used	0.45													

River Bluff # 684														
05-11-14-261-122	98 S GRATIOT	03/27/23	\$172,900	PTA	03-ARM'S LENGTH	\$172,900	\$56,000	32.39	\$20,000	\$152,900	\$148,303	1.031	1,140	RB98N CONDO
05-11-14-261-127	98 S GRATIOT	12/05/22	\$209,500	PTA	03-ARM'S LENGTH	\$209,500	\$73,000	34.84	\$20,000	\$189,500	\$203,393	0.932	1,682	RB98N CONDO
Totals						\$382,400	\$129,000			\$342,400	\$351,695			
								33.73				0.974		
Determination														
Condo														
Indicated ECF	0.97													
Used	0.93													

Beauland Village														
05-11-14-334-004	7 LANA CT	11/05/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$71,400	28.56	\$13,000	\$237,000	\$207,103	1.144	1,689	BLVG CONDO
05-11-14-334-015	29 LANA CT	06/16/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$65,900	37.66	\$13,000	\$162,000	\$161,768	1.001	1,223	BLVG CONDO
Totals						\$425,000	\$137,300			\$399,000	\$368,871			
								32.31				1.082		
Determination														
Condo														
Indicated ECF	1.08													
Used	1.08													

Floral Ave Condos #740														
05-11-15-279-007	105 FLORAL AVE	09/03/21	\$58,000	PTA	03-ARM'S LENGTH	\$58,000	\$22,500	38.79	\$7,000	\$51,000	\$66,943	0.762	707	FL740 TWO STORY CONDO
05-11-15-279-016	119 FLORAL AVE	11/19/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$22,500	34.62	\$7,000	\$58,000	\$67,096	0.864	709	FL740 TWO STORY CONDO
05-11-15-279-020	127 FLORAL AVE	07/09/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$22,500	40.91	\$7,000	\$48,000	\$67,096	0.715	709	FL740 TWO STORY CONDO
05-11-15-279-022	131 FLORAL AVE	09/07/21	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$22,600	43.46	\$7,000	\$45,000	\$67,301	0.669	712	FL740 TWO STORY CONDO
Totals						\$230,000	\$90,100			\$202,000	\$268,436			
								39.17				0.753		
Determination														
Condo														
Indicated ECF	0.75													
Used	0.75													

Floral Green Condos #782

05-11-15-280-009	141 FLORAL AVE	06/10/21	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,000	46.32	\$7,000	\$88,000	\$107,788	0.816	1,178	FLGRN TWO STORY CONDO
Totals						\$95,000	\$44,000			\$88,000	\$107,788			

46.32

0.816

Determination

Condo														
Indicate ECF	0.81													
Used	0.81													