

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class
Beauland Village # 235																				
05-11-14-334-006	11 LANA CT	03/25/25	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$87,700	47.41	\$184,996	\$5,850	\$179,150	\$153,116	1.170	1,266	\$141.51	BLVG CONDO		\$5,850	BEULAND VILLAGE #235	407
												\$179,150	\$153,116	1.170						
Condo Current ECF: 1.17																				
Indicated ECF: 1.17																				
ECF Used: 1.17																				
Clover Condos# 979																				
05-11-14-233-062	29 DICKINSON AVE	11/17/23	\$67,700	PTA	03-ARM'S LENGTH	\$67,700	\$46,900	69.28	\$94,203	\$11,600	\$56,100	\$84,289	0.666	681	\$82.38	RVHLS CONDO		\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-261-103	98 S GRATIOT	12/19/24	\$120,900	PTA	03-ARM'S LENGTH	\$120,900	\$36,800	30.44	\$123,413	\$24,885	\$96,015	\$118,708	0.809	793	\$121.08	RB98S CONDO		\$23,750	RIVER BLUFF CONDO # 684	407
05-11-14-261-104	98 S GRATIOT	12/18/24	\$124,500	PTA	03-ARM'S LENGTH	\$124,500	\$36,900	29.64	\$123,549	\$25,021	\$99,479	\$118,708	0.838	793	\$125.45	RB98S CONDO		\$23,750	RIVER BLUFF CONDO # 684	407
05-11-14-261-108	98 S GRATIOT	10/03/23	\$67,500	PTA	03-ARM'S LENGTH	\$67,500	\$37,000	54.81	\$123,953	\$23,750	\$43,750	\$120,727	0.362	687	\$63.68	RB98S CONDO		\$23,750	RIVER BLUFF CONDO # 684	407
05-11-14-261-118	98 S GRATIOT	07/05/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$84,200	67.36	\$204,959	\$23,750	\$100,259	\$176,352	0.569	912	\$111.02	RB98N CONDO		\$23,750	RIVER BLUFF CONDO # 684	407
												\$395,603	\$618,784	0.639						
THIS ECF AREA WAS ANALYSIED WITH SALES FROM SIMILAR SURROUNDING CONDOS DUE TO LACK OF SALES																				
Clover Condos# 872																				
Townhouse Current ECF: .64																				
Indicated ECF: .639																				
ECF Used: .640																				
Ferrin Place Condo# 872																				
05-11-10-235-038	42 ROSEBUD LANE	03/01/24	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$39,200	34.09	\$120,420	\$4,500	\$110,500	\$96,600	1.144	1,116	\$99.01	RSGDN CONDO		\$4,500	ROSE GARDEN CONDO #296	407
05-11-14-334-006	11 LANA CT	03/25/25	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$87,700	47.41	\$184,996	\$5,850	\$179,150	\$153,116	1.170	1,266	\$141.51	BLVG CONDO		\$5,850	BEULAND VILLAGE #235	407
05-11-10-235-058	51 ROSEBUD LANE	01/25/24	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$36,600	33.27	\$111,878	\$4,500	\$105,500	\$89,482	1.179	1,056	\$99.91	RSGDN CONDO		\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-038	42 ROSEBUD LANE	04/30/24	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$50,700	42.29	\$120,420	\$4,500	\$115,400	\$96,600	1.195	1,116	\$103.41	RSGDN CONDO		\$4,500	ROSE GARDEN CONDO #296	407
05-11-14-233-013	27 DICKINSON AVE	11/06/23	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$35,800	49.72	\$74,329	\$11,600	\$60,400	\$64,009	0.944	1,008	\$59.92	RVHLS CONDO		\$11,600	RIVER HILLS CONDOS - #314	407
05-11-11-489-015	64 CLINTON ST	06/22/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$70,000	42.42	\$156,201	\$6,270	\$158,730	\$166,590	0.953	1,376	\$115.36	TWLFT CONDO		\$6,270	TOWNLOFTS MCCP #667	407
05-11-11-489-015	64 CLINTON ST	06/29/24	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$72,100	42.66	\$156,201	\$6,270	\$162,730	\$166,590	0.977	1,376	\$118.26	TWLFT CONDO		\$6,270	TOWNLOFTS MCCP #667	407
05-11-14-233-024	21 DICKINSON AVE	04/14/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$57,881	\$11,600	\$48,400	\$47,226	1.025	679	\$71.28	RVHLS CONDO		\$11,600	RIVER HILLS CONDOS - #314	407
												\$940,810	\$880,213	1.069						
THIS ECF AREA WAS ANALYSIED WITH SALES FROM SIMILAR SURROUNDING CONDOS DUE TO LACK OF SALES																				
Ferrin Place Condo# 872																				
Current Two-Story Condo ECF: 1.07																				
Indicated ECF: 1.069																				
ECF Used: 1.07																				
Floral Ave Condos # 740																				
05-11-15-279-001	93 FLORAL AVE	09/20/24	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$25,000	28.57	\$64,046	\$10,110	\$77,390	\$57,379	1.349	709	\$109.15	FL740 TWO STORY CONDO		\$10,110	FLORAL AVE CONDOS #740	407
05-11-15-279-004	99 FLORAL AVE	07/31/23	\$65,625	PTA	03-ARM'S LENGTH	\$65,625	\$27,400	41.75	\$72,830	\$10,110	\$55,515	\$66,723	0.832	707	\$78.52	FL740 TWO STORY CONDO		\$10,110	FLORAL AVE CONDOS #740	407
05-11-15-279-011	113 FLORAL AVE	01/24/25	\$76,200	PTA	03-ARM'S LENGTH	\$76,200	\$28,700	37.66	\$72,976	\$10,110	\$66,090	\$66,879	0.988	709	\$93.22	FL740 TWO STORY CONDO		\$10,110	FLORAL AVE CONDOS #740	407
05-11-15-279-016	119 FLORAL AVE	05/10/24	\$62,500	PTA	03-ARM'S LENGTH	\$62,500	\$28,700	45.92	\$72,976	\$10,110	\$52,390	\$66,879	0.783	709	\$73.89	FL740 TWO STORY CONDO		\$10,110	FLORAL AVE CONDOS #740	407
05-11-15-279-016	119 FLORAL AVE	07/10/24	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$28,700	30.21	\$72,976	\$10,110	\$84,890	\$66,879	1.269	709	\$119.73	FL740 TWO STORY CONDO		\$10,110	FLORAL AVE CONDOS #740	407
05-11-15-279-021	129 FLORAL AVE	04/14/23	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$27,500	38.19	\$73,027	\$10,110	\$61,890	\$66,933	0.925	710	\$87.17	FL740 TWO STORY CONDO		\$10,110	FLORAL AVE CONDOS #740	407
												\$398,165	\$391,671	1.017						
Condo Current ECF: .94																				
Indicated ECF: 1.017																				
ECF Used: 1.010																				
Floral Green Condos # 782																				
05-11-15-280-012	141 FLORAL AVE	04/12/23	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$48,600	39.19	\$118,988	\$10,110	\$113,890	\$108,878	1.046	1,178	\$96.68	FLGRN TWO STORY CONDO		\$10,110	FLORAL GREEN CONDO #782	407
												\$113,890	\$108,878	1.046						
Condo Current ECF: 1.00																				

Indicated ECF: 1.046

ECF Used: 1.040

New Street Lofts# 1046

05-11-14-233-062	29 DICKINSON AVE	11/17/23	\$67,700	PTA	03-ARM'S LENGTH	\$67,700	\$46,900	69.28	\$94,203	\$11,600	\$56,100	\$84,289	0.666	681	\$82.38	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-15-279-016	119 FLORAL AVE	05/10/24	\$62,500	PTA	03-ARM'S LENGTH	\$62,500	\$28,700	45.92	\$77,658	\$10,110	\$52,390	\$66,879	0.783	709	\$73.89	FL740 TWO STORY CONDO	\$10,110	FLORAL AVE CONDOS #740	407
05-11-14-261-103	98 S GRATIOT	12/19/24	\$120,900	PTA	03-ARM'S LENGTH	\$120,900	\$36,800	30.44	\$123,413	\$24,885	\$96,015	\$118,708	0.809	793	\$121.08	RB98S CONDO	\$23,750	RIVER BLUFF CONDO # 684	407
05-11-15-279-004	99 FLORAL AVE	07/31/23	\$65,625	PTA	03-ARM'S LENGTH	\$65,625	\$27,400	41.75	\$77,500	\$10,110	\$55,515	\$66,723	0.832	707	\$78.52	FL740 TWO STORY CONDO	\$10,110	FLORAL AVE CONDOS #740	407
05-11-14-261-104	98 S GRATIOT	12/18/24	\$124,500	PTA	03-ARM'S LENGTH	\$124,500	\$36,900	29.64	\$123,549	\$25,021	\$99,479	\$118,708	0.838	793	\$125.45	RB98S CONDO	\$23,750	RIVER BLUFF CONDO # 684	407
05-11-14-233-052	25 DICKINSON AVE	11/15/23	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$28,000	53.85	\$57,896	\$11,600	\$40,400	\$47,241	0.855	687	\$58.81	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
											\$399,899	\$502,548	0.796						

THIS ECF AREA WAS ANALYSIED WITH SALES FROM SIMILAR SURROUNDING CONDOS DUE TO LACK OF SALES

New Street Lofts#1046

Condo Current ECF: .79

Indicated ECF: .796

ECF Used: .79

05-11-10-235-026	17 ROSEBUD LANE	02/29/24	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$39,200	35.00	\$120,420	\$4,500	\$107,500	\$96,600	1.113	1,116	\$96.33	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-15-279-011	113 FLORAL AVE	01/24/25	\$76,200	PTA	03-ARM'S LENGTH	\$76,200	\$28,700	37.66	\$77,658	\$10,110	\$66,090	\$66,879	0.988	709	\$93.22	FL740 TWO STORY CONDO	\$10,110	FLORAL AVE CONDOS #740	407
05-11-14-233-024	21 DICKINSON AVE	04/14/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$57,881	\$11,600	\$48,400	\$47,226	1.025	679	\$71.28	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-15-280-012	141 FLORAL AVE	04/12/23	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$48,600	39.19	\$123,343	\$10,110	\$113,890	\$108,878	1.046	1,178	\$96.68	FLGRN TWO STORY CONDO	\$10,110	FLORAL GREEN CONDO #782	407
05-11-14-233-038	23 DICKINSON AVE	10/06/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$35,900	45.44	\$74,464	\$11,600	\$67,400	\$64,147	1.051	987	\$68.29	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
											\$403,280	\$383,730	1.051						

THIS ECF AREA WAS ANALYSIED WITH SALES FROM SIMILAR SURROUNDING CONDOS DUE TO LACK OF SALES

Bungalo Current ECF: 1.05

Indicated ECF: 1.051

ECF Used:1.05

North Rose Estates

05-11-10-229-007	148 PARNACOTT DR	01/27/25	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$33,100	41.38	\$75,965	\$7,472	\$72,528	\$54,794	1.324	650	\$111.58	NRSE TOWNHOUSE	\$7,472	NORTH ROSE ESTATES	401
05-11-10-227-017	139 MARK DR	07/26/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$35,700	39.67	\$90,020	\$4,000	\$86,000	\$68,816	1.250	1,020	\$84.31	NRSE TOWNHOUSE	\$4,000	NORTH ROSE ESTATES	401
05-11-10-228-002	160 MARK DR	07/18/23	\$96,000	PTA	03-ARM'S LENGTH	\$96,000	\$41,500	43.23	\$107,421	\$4,000	\$92,000	\$82,737	1.112	1,240	\$74.19	NRSE TOWNHOUSE	\$4,000	NORTH ROSE ESTATES	401
05-11-10-228-035	127 PARNACOTT DR	08/29/23	\$98,700	PTA	03-ARM'S LENGTH	\$98,700	\$41,500	42.05	\$104,799	\$4,033	\$94,667	\$80,613	1.174	1,240	\$76.34	NRSE TOWNHOUSE	\$4,033	NORTH ROSE ESTATES	401
05-11-10-229-004	156 PARNACOTT DR	08/29/23	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$36,300	26.89	\$91,388	\$4,285	\$130,715	\$69,682	1.876	1,040	\$125.69	NRSE TOWNHOUSE	\$3,933	NORTH ROSE ESTATES	401
05-11-10-229-005	154 PARNACOTT DR	01/08/24	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$41,500	43.68	\$104,699	\$3,933	\$91,067	\$80,613	1.130	1,240	\$73.44	NRSE TOWNHOUSE	\$3,933	NORTH ROSE ESTATES	401
05-11-10-229-005	154 PARNACOTT DR	12/13/24	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$45,300	55.24	\$104,699	\$3,933	\$78,067	\$80,613	0.968	1,240	\$62.96	NRSE TOWNHOUSE	\$3,933	NORTH ROSE ESTATES	401
05-11-10-229-009	146 PARNACOTT DR	05/02/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$42,100	32.38	\$97,023	\$4,917	\$125,083	\$73,685	1.698	1,020	\$122.63	NRSE TOWNHOUSE	\$3,933	NORTH ROSE ESTATES	401
05-11-10-229-010	144 PARNACOTT DR	10/24/24	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$108,418	\$3,933	\$128,067	\$83,588	1.532	1,240	\$103.28	NRSE TOWNHOUSE	\$3,933	NORTH ROSE ESTATES	401
05-11-10-229-020	122 PARNACOTT DR	10/04/24	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$39,100	75.19	\$90,102	\$4,082	\$47,918	\$68,816	0.696	1,020	\$46.98	NRSE TOWNHOUSE	\$4,082	NORTH ROSE ESTATES	401
05-11-10-229-020	122 PARNACOTT DR	03/31/25	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$39,100	30.08	\$90,102	\$4,082	\$125,918	\$68,816	1.830	1,020	\$123.45	NRSE TOWNHOUSE	\$4,082	NORTH ROSE ESTATES	401
05-11-10-231-017	190 N CHRISTINE CIR	12/13/23	\$113,500	PTA	03-ARM'S LENGTH	\$113,500	\$41,500	36.56	\$104,766	\$4,000	\$109,500	\$80,613	1.358	1,240	\$88.31	NRSE TOWNHOUSE	\$4,000	NORTH ROSE ESTATES	401
05-11-10-231-030	160 S CHRISTINE CIR	10/03/23	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$35,500	28.40	\$89,579	\$3,559	\$121,441	\$68,816	1.765	1,020	\$119.06	NRSE TOWNHOUSE	\$3,559	NORTH ROSE ESTATES	401
05-11-10-232-009	207 N CHRISTINE CIR	10/30/23	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$41,500	35.78	\$107,421	\$4,000	\$112,000	\$82,737	1.354	1,240	\$90.32	NRSE TOWNHOUSE	\$4,000	NORTH ROSE ESTATES	401
05-11-10-232-029	121 S CHRISTINE CIR	06/09/23	\$113,500	PTA	03-ARM'S LENGTH	\$113,500	\$41,500	36.56	\$105,517	\$4,751	\$108,749	\$80,613	1.349	1,240	\$87.70	NRSE TOWNHOUSE	\$4,000	NORTH ROSE ESTATES	401
05-11-10-233-004	112 S CHRISTINE CIR	04/24/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$36,100	40.11	\$90,679	\$4,659	\$85,341	\$68,816	1.240	1,020	\$83.67	NRSE TOWNHOUSE	\$4,066	NORTH ROSE ESTATES	401
05-11-10-233-019	146 S CHRISTINE CIR	05/24/24	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$39,800	34.31	\$91,590	\$4,487	\$111,513	\$69,682	1.600	1,040	\$107.22	NRSE TOWNHOUSE	\$4,487	NORTH ROSE ESTATES	401
											\$1,720,574	\$1,264,050	1.361						

Townhouse Current ECF: 1.25

Indicated ECF: 1.361

ECF Used: 1.360

River Bluff Condos # 684

05-11-14-261-121	98 S GRATIOT	04/25/23	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$56,600	39.03	\$203,354	\$23,750	\$121,250	\$148,659	0.816	912	\$132.95	RB98N CONDO	\$23,750	RIVER BLUFF CONDO # 684	407
05-11-14-261-122	98 S GRATIOT	02/11/26	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$82,000	46.86	\$164,000	\$23,750	\$151,250	\$150,873	1.002	912	\$165.84	RB98N CONDO	\$23,750	RIVER BLUFF CONDO # 685	407
05-11-14-261-129	98 S GRATIOT	09/05/25	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$96,000	58.18	\$166,587	\$23,750	\$141,250	\$153,574	0.920	912	\$154.88	RB98N CONDO	\$23,750	RIVER BLUFF CONDO # 686	407
05-11-14-261-133	98 S GRATIOT	04/25/23	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$73,200	47.23	\$203,354	\$23,750	\$131,250	\$158,623	0.827	912	\$143.91	RB98N CONDO	\$23,750	RIVER BLUFF CONDO # 684	407

\$545,000 \$611,729 0.891

Condo Current ECF: .99

Indicated ECF: .891

ECF Used: .890

River Bluff Condos # 684 Small Bldg

05-11-14-261-103	98 S GRATIOT	12/19/24	\$120,900	PTA	03-ARM'S LENGTH	\$120,900	\$36,800	30.44	\$81,865	\$23,750	\$97,150	\$118,708	0.818	793	\$122.51	RB98S CONDO	\$23,750	RIVER BLUFF CONDO # 684	407
05-11-14-261-104	98 S GRATIOT	12/18/24	\$124,500	PTA	03-ARM'S LENGTH	\$124,500	\$36,900	29.64	\$82,001	\$23,750	\$100,750	\$118,708	0.849	793	\$127.05	RB98S CONDO	\$23,750	RIVER BLUFF CONDO # 684	407

\$197,900 \$237,417 0.834

Condo Current ECF: .48

Indicated ECF: 834

ECF Used: .830

River Bluff Condos # 684 (1-13)

05-11-14-261-003	3 RIVER BLUFF DR	04/28/23	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$72,300	42.55	\$169,331	\$20,000	\$149,900	\$89,420	1.676	1,486	\$100.87	RVRBL TWO STORY CONDO	\$20,000	RIVER BLUFF CONDO # 684	401
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\$149,900 \$89,420 1.676

Condo Current ECF: 1.67

Indicated ECF: 1.676

ECF Used: 1.670

River Hills Condos # 314

05-11-14-233-013	27 DICKINSON AVE	11/06/23	\$72,000	PTA	03-ARM'S LENGTH	\$72,000	\$35,800	49.72	\$72,409	\$11,600	\$60,400	\$64,009	0.944	1,008	\$59.92	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-233-019	21 DICKINSON AVE	07/31/24	\$91,400	PTA	03-ARM'S LENGTH	\$91,400	\$35,500	38.84	\$72,487	\$11,600	\$79,800	\$64,092	1.245	1,005	\$79.40	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-233-024	21 DICKINSON AVE	04/14/23	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$56,465	\$11,600	\$48,400	\$47,226	1.025	679	\$71.28	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-233-038	23 DICKINSON AVE	10/06/23	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$35,900	45.44	\$72,540	\$11,600	\$67,400	\$64,147	1.051	987	\$68.29	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-233-046	25 DICKINSON AVE	06/06/24	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$27,100	38.71	\$55,176	\$11,600	\$58,400	\$45,869	1.273	681	\$85.76	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-233-052	25 DICKINSON AVE	11/15/23	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$28,000	53.85	\$56,479	\$11,600	\$40,400	\$47,241	0.855	687	\$58.81	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407
05-11-14-233-062	29 DICKINSON AVE	11/17/23	\$67,700	PTA	03-ARM'S LENGTH	\$67,700	\$46,900	69.28	\$91,675	\$11,600	\$56,100	\$84,289	0.666	681	\$82.38	RVHLS CONDO	\$11,600	RIVER HILLS CONDOS - #314	407

\$410,900 \$416,875 0.986

Condo Current ECF: .95

Indicated ECF: .986

ECF Used: .980

Rose Garden Condos # 296

05-11-10-235-008	16 ROSEPETAL CT	10/29/24	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$50,700	39.61	\$118,488	\$4,500	\$123,500	\$96,600	1.278	1,116	\$110.66	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-018	18 ROSEPETAL CT	08/18/23	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$41,400	35.38	\$125,192	\$4,500	\$112,500	\$102,281	1.100	1,116	\$100.81	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-018	18 ROSEPETAL CT	10/31/23	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$41,400	35.08	\$125,192	\$4,500	\$113,500	\$102,281	1.110	1,116	\$101.70	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-019	22 ROSEPETAL CT	12/21/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$36,600	36.60	\$110,089	\$4,500	\$95,500	\$89,482	1.067	1,056	\$90.44	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-024	32 ROSEPETAL CT	09/13/24	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$50,700	44.09	\$118,488	\$4,500	\$110,500	\$96,600	1.144	1,116	\$99.01	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-026	17 ROSEBUD LANE	02/29/24	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$39,200	35.00	\$118,488	\$4,500	\$107,500	\$96,600	1.113	1,116	\$96.33	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-030	25 ROSEBUD LANE	09/24/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$118,488	\$4,500	\$125,500	\$96,600	1.299	1,116	\$112.46	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-038	42 ROSEBUD LANE	03/01/24	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$39,200	34.09	\$118,488	\$4,500	\$110,500	\$96,600	1.144	1,116	\$99.01	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-038	42 ROSEBUD LANE	04/30/24	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$50,700	42.29	\$118,488	\$4,500	\$115,400	\$96,600	1.195	1,116	\$103.41	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-055	47 ROSEBUD LANE	07/20/23	\$118,500	PTA	03-ARM'S LENGTH	\$118,500	\$36,600	30.89	\$110,089	\$4,500	\$114,000	\$89,482	1.274	1,056	\$107.95	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-058	51 ROSEBUD LANE	01/25/24	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$36,600	33.27	\$110,089	\$4,500	\$105,500	\$89,482	1.179	1,056	\$99.91	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-061	68 ROSEBUD LANE	06/17/24	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$110,089	\$4,500	\$125,500	\$89,482	1.403	1,056	\$118.84	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-076	65 ROSEBUD LANE	11/28/23	\$103,000	PTA	03-ARM'S LENGTH	\$103,000	\$36,600	35.53	\$110,089	\$4,500	\$98,500	\$89,482	1.101	1,056	\$93.28	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-083	94 ROSEBUD LANE	02/06/24	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$36,600	31.02	\$110,140	\$4,500	\$113,500	\$89,525	1.268	1,056	\$107.48	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
05-11-10-235-090	75 ROSEBUD LANE	06/27/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$47,300	35.04	\$110,089	\$4,500	\$130,500	\$89,482	1.458	1,056	\$123.58	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407

05-11-10-235-092	81 ROSEBUD LANE	11/01/23	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$36,600	31.83	\$110,089	\$4,500	\$110,500	\$89,482	1.235	1,056	\$104.64	RSGDN CONDO	\$4,500	ROSE GARDEN CONDO #296	407
												\$1,812,400	\$1,500,064	1.208					

Condo Current ECF: 1.18

Indicated ECF: 1.208

ECF Used: 1.200

Town Lofts # 667																			
05-11-11-489-001	92 CLINTON ST	08/09/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$76,700	46.48	\$166,128	\$6,270	\$158,730	\$177,620	0.894	1,433	\$110.77	TWLFT CONDO	\$6,270	TOWNLOFTS MCCP #667	407
05-11-11-489-006	82 CLINTON ST	03/19/25	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$72,600	46.54	\$157,293	\$6,270	\$149,730	\$167,803	0.892	1,366	\$109.61	TWLFT CONDO	\$6,270	TOWNLOFTS MCCP #667	407
05-11-11-489-008	78 CLINTON ST	01/12/24	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$72,700	46.93	\$162,243	\$6,270	\$148,630	\$173,303	0.858	1,443	\$103.00	TWLFT CONDO	\$6,270	TOWNLOFTS MCCP #667	407
05-11-11-489-010	74 CLINTON ST	05/30/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$70,100	46.73	\$156,367	\$6,270	\$143,730	\$166,774	0.862	1,377	\$104.38	TWLFT CONDO	\$6,270	TOWNLOFTS MCCP #667	407
05-11-11-489-015	64 CLINTON ST	06/22/23	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$70,000	42.42	\$156,201	\$6,270	\$158,730	\$166,590	0.953	1,376	\$115.36	TWLFT CONDO	\$6,270	TOWNLOFTS MCCP #667	407
05-11-11-489-015	64 CLINTON ST	06/29/24	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$72,100	42.66	\$156,201	\$6,270	\$162,730	\$166,590	0.977	1,376	\$118.26	TWLFT CONDO	\$6,270	TOWNLOFTS MCCP #667	407
												\$922,280	\$1,018,681	0.905					

Condo Current ECF: .900

Indicated ECF: .905

ECF Used: .900

South Riverview Condos

ECF NOT USED CONDO PLAN WAS RESOLVED WILL REMOVE THIS ECF FOR 2027