P4A - 144 Crosscove Circle

Structured Quantitative Evidence Table - Reconciled Pre-QC

Property ID	Property	Role	Year Built	Living Area	Beds	Full Baths	Half Baths	Original List	Final/Current List	Sold Price	DOM	Listing Contract Date	Purchase Contract Date	Close Date	Waterfront	Private Pool	List Reduction $	List Reduction %	Sale/Final List %	Sale/Original List %	QC Note	DSS Source Page
P4A	144 Crosscove Circle	Subject	1995	2,000	3	2	0	$749,900	$749,900	REDACTED	3	02/21/2026	03/01/2026	04/03/2026	Yes	Yes	$0	0.00%			Subject outcome redacted.	1
P3A	213 Seamist Court	Completed Sale	1996	2,336	4	3	0	$885,000	$810,000	$790,000	237	07/04/2025	03/06/2026	03/26/2026	Yes	Yes	$75,000	8.47%	97.53%	89.27%	P4A DSS outcome-exposed comp.	13-14
P2A	252 Seamist Court	Completed Sale	1997	2,006	3	2	0	$689,000	$689,000	$670,000	9	01/01/2026	01/27/2026	02/23/2026	Yes	No	$0	0.00%	97.24%	97.24%		24
P1A	132 Patrick Mill Circle	Completed Sale	1990	2,047	3	2	0	$715,000	$675,000	$650,000	242	04/06/2025	12/10/2025	01/09/2026	No	No	$40,000	5.59%	96.30%	90.91%		36-37
P3	149 Seaside Circle	Completed Sale	1995	1,755	3	2	0	$675,000	$675,000	$620,000	12	10/15/2025	10/27/2025	11/12/2025	No	No	$0	0.00%	91.85%	91.85%		47
P2	265 Patrick Mill Circle	Completed Sale	1993	2,323	4	3	0	$699,000	$699,000	$675,000	11	09/24/2025	10/05/2025	11/07/2025	No	No	$0	0.00%	96.57%	96.57%		55
P1	109 Patrick Mill Circle	Completed Sale	1992	1,729	3	2	0	$550,000	$550,000	$518,700	3	07/15/2025	07/18/2025	09/01/2025	No	No	$0	0.00%	94.31%	94.31%		62
P9	104 Seaside Circle	Completed Sale	1995	2,426	3	3	0	$725,000	$673,000	$610,000	61	04/16/2025	06/16/2025	07/03/2025	Yes	No	$52,000	7.17%	90.64%	84.14%		71
P8	140 Crosscove Circle	Completed Sale	1995	2,423	4	2	0	$875,000	$875,000	$845,000	24	03/24/2025	04/17/2025	05/30/2025	Yes	Yes	$0	0.00%	96.57%	96.57%	Close date verified 05/30/2025.	84
P7	145 Crossroad Lakes Drive	Completed Sale	1997	2,622	5	4	0	$830,000	$830,000	$815,000	32	03/05/2025	04/06/2025	05/07/2025	No	No	$0	0.00%	98.19%	98.19%		94
P6	144 Crosstide Circle	Completed Sale	1996	1,969	3	2	0	$649,900	$629,900	$580,000	59	02/08/2025	04/08/2025	05/02/2025	Yes	No	$20,000	3.08%	92.08%	89.24%		105
P5	161 Crossroad Lakes Drive	Completed Sale	1996	2,204	4	3	0	$915,000	$915,000	$910,000	5	03/09/2025	03/14/2025	04/28/2025	Yes	Yes	$0	0.00%	99.45%	99.45%		114

Control: Derived exclusively from the supplied P4A Decision Surface Snapshot. This runtime evidence table contains row-level source-reported and directly derived quantities only. The across-property mean Sale/Final-List ratio and implied N are intentionally not provided; the Decision Function must calculate them under S2. Subject sold price remains redacted. The underlying DSS controls if any discrepancy is identified.
Population: 11 completed sales within the 12 months preceding the subject close date (04/03/2026), plus the outcome-redacted subject. Original List is the first list price in listing history; Final/Current List is the final asking price before contract.