

Top Flip Candidates with Comps — Florence, AL

Confirmed (altags-verified sqft + condition) · ranked by Flip Score · 24 candidates, one per page · each sheet shows real PURCHASE (pre-reno) and SALE (post-reno) comps matched to that property's area. Planning-level estimates — verify locally. Prepared June 22, 2026.

#1 308 PLUM ST**Flip 72.8/100**

Est. ARV (renovated) \$238,320	Est. reno \$82,750 @ \$50/sf	MAX OFFER (22% net) \$76,457
Proj. net profit ~\$52,430	Current assessor value \$71,720	Margin if bought @ assessor 24%

Living area 1655 sqft	Year built —	Baths —	Class —
Last sale \$15,000 (2021-12-07)	Neighborhood EAF001	Scores M/Mo/C 100/55/92	Parcel 2401114004037000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$42,500	\$27	2024-06-18	✓ deed-tax
710 SANNONER AVE	1756	\$90,000	\$51	2023-01	recorded
624 HOWELL ST	1794	\$82,500	\$46	2024-06-28	✓ deed-tax

Comp check: median as-is **\$46/sf** → implied buy ≈ **\$76,130** for this 1655 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax
719 TOMBIGBEE ST	1380	\$240,000	\$174	2025-06	recorded

Comp check: median renovated **\$207/sf** → implied ARV ≈ **\$342,585** (model ARV \$238,320 @ \$144/sf).**Owner:** W M RENTALS LLC | **Mailing:** DENNIS, MS | **Motivation:** Out-of-state owner, Absentee, Non-homestead, Low basis

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#2 3022 COLE AVE**Flip 70.3/100**

Est. ARV (renovated) \$245,952	Est. reno \$85,400 @ \$50/sf	MAX OFFER (22% net) \$79,226
Proj. net profit ~\$54,109	Current assessor value \$75,460	Margin if bought @ assessor 24%

Living area 1708 sqft	Year built —	Baths —	Class —
Last sale n/a (2009-08-04)	Neighborhood EAF001	Scores M/Mo/C 100/45/92	Parcel 2303072003017000

PURCHASE COMPS · pre-reno / as-is · Florence-wide (size-matched) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
1818 HERMITAGE DR	1723	\$160,100	\$93	2024-08	recorded
2332 MCBURNEY DR	1683	\$142,000	\$84	2023-03	recorded
314 FLURNOY AVE	1672	\$20,000	\$12	2025-05	recorded

Comp check: median as-is **\$84/sf** → implied buy ≈ **\$144,109** for this 1708 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · Florence-wide (size-matched) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
207 WOODCREST DRIVE	1711	\$220,000	\$129	2023-06-02	✓ deed-tax
1630 LAMAR ST	1715	\$282,900	\$165	2024-08-07	✓ deed-tax
1818 HERMITAGE DR	1723	\$249,000	\$145	2026-05	recorded

Comp check: median renovated **\$145/sf** → implied ARV ≈ **\$246,832** (model ARV \$245,952 @ \$144/sf).**Owner: KIRKMAN, CATHLEEN NICOLE | Mailing: FLORENCE, AL | Motivation: Estate/Probate, Owned 17 yrs**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#3 731 TOMBIGBEE ST**Flip 68.7/100**

Est. ARV (renovated) \$250,416	Est. reno \$86,950 @ \$50/sf	MAX OFFER (22% net) \$80,845
Proj. net profit ~\$55,092	Current assessor value \$77,880	Margin if bought @ assessor 23%

Living area 1739 sqft	Year built —	Baths —	Class —
Last sale \$49,800 (2017-09-28)	Neighborhood WSFL001	Scores M/Mo/C 100/25/92	Parcel 2401113001034000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 2 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$42,500	\$27	2024-06-18	✓ deed-tax
719 TOMBIGBEE ST	1380	\$63,200	\$46	2023-02	recorded

Comp check: median as-is **\$36/sf** → implied buy ≈ **\$63,297** for this 1739 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
719 TOMBIGBEE ST	1380	\$240,000	\$174	2025-06	recorded

Comp check: median renovated **\$207/sf** → implied ARV ≈ **\$359,973** (model ARV \$250,416 @ \$144/sf).**Owner: KEENUM, DONNA | Mailing: DECATUR, AL | Motivation: Absentee, Non-homestead**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#4 1101 MARS HILL RD**Flip 67.7/100**

Est. ARV (renovated) \$202,752	Est. reno \$70,400 @ \$50/sf	MAX OFFER (22% net) \$63,554
Proj. net profit ~\$44,605	Current assessor value \$98,840	Margin if bought @ assessor 5%

Living area 1408 sqft	Year built —	Baths —	Class —
Last sale n/a (2006-04-14)	Neighborhood FL001	Scores M/Mo/C 42/80/92	Parcel 1507260001060000

PURCHASE COMPS · pre-reno / as-is · Florence-wide (size-matched) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
537 EUGENIA ST	1408	\$95,000	\$67	2024-03-06	✓ deed-tax
1602 CHISHOLM RD	1419	\$94,000	\$66	2024-10-15	✓ deed-tax
203 SCOTT DR	1422	\$125,000	\$88	2024-09	recorded

Comp check: median as-is **\$67/sf** → implied buy ≈ **\$94,336** for this 1408 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · Florence-wide (size-matched) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
1602 CHISHOLM RD	1419	\$202,000	\$142	2026-03	recorded
203 SCOTT DR	1422	\$215,000	\$151	2025-08	recorded
326 COLUMBUS AVE	1386	\$205,000	\$148	2024-05	recorded

Comp check: median renovated **\$148/sf** → implied ARV ≈ **\$208,254** (model ARV \$202,752 @ \$144/sf).

Owner: LOVELACE, NELA L LIFE ESTATE | **Mailing:** LOUISBURG, NC | **Motivation:** Estate/Probate, Out-of-state owner, Absentee, Owned 20 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#5 624 HOWELL ST**Flip 67.4/100**

Est. ARV (renovated) \$258,336	Est. reno \$89,700 @ \$50/sf	MAX OFFER (22% net) \$83,719
Proj. net profit ~\$56,834	Current assessor value \$83,780	Margin if bought @ assessor 22%

Living area 1794 sqft	Year built —	Baths —	Class —
Last sale \$51,500 (2021-03-05)	Neighborhood WSFL001	Scores M/Mo/C 82/45/92	Parcel 2401112003048000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
710 SANNONER AVE	1756	\$90,000	\$51	2023-01	recorded
510 CHERRY ST	1924	\$60,000	\$31	2023-01-20	✓ deed-tax
652 HOWELL ST	2086	\$55,000	\$26	2023-03	recorded

Comp check: median as-is \$31/sf → implied buy ≈ \$55,614 for this 1794 sqft house.

SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
719 TOMBIGBEE ST	1380	\$240,000	\$174	2025-06	recorded

Comp check: median renovated \$207/sf → implied ARV ≈ \$371,358 (model ARV \$258,336 @ \$144/sf).

Owner: MCCORKLE, J D | **Mailing:** MADISON, TN | **Motivation:** Out-of-state owner, Absentee, Non-homestead

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#6 313 NANCE ST**Flip 67.2/100**

Est. ARV (renovated) \$228,096	Est. reno \$79,200 @ \$50/sf	MAX OFFER (22% net) \$72,748
Proj. net profit ~\$50,181	Current assessor value \$84,480	Margin if bought @ assessor 17%

Living area 1584 sqft	Year built —	Baths —	Class —
Last sale n/a (1969-03-10)	Neighborhood WSFL002	Scores M/Mo/C 82/65/92	Parcel 2405152002076000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
353 PALISADE DR	1582	\$35,000	\$22	2023-05-03	✓ deed-tax
421 TOMBIGBEE ST	1529	\$126,000	\$82	2024-06-18	✓ deed-tax
627 COLLEGE ST	1516	\$28,000	\$18	2026-05-21	✓ deed-tax

Comp check: median as-is **\$22/sf** → implied buy ≈ **\$34,848** for this 1584 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
424 RIVERVIEW CIRCLE	1552	\$223,000	\$144	2024-07-08	✓ deed-tax
738 RIVERVIEW DR	1509	\$270,000	\$179	2024-07-18	✓ deed-tax
854 ALABAMA ST	1503	\$265,000	\$176	2025-05	recorded

Comp check: median renovated **\$176/sf** → implied ARV ≈ **\$279,281** (model ARV \$228,096 @ \$144/sf).**Owner:** LITTLETON, GERALDINE | **Mailing:** FLORENCE, AL | **Motivation:** Estate/Probate, Non-homestead, Owned 57 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#7 417 CHESTNUT ST**Flip 66.1/100**

Est. ARV (renovated) \$224,928	Est. reno \$78,100 @ \$50/sf	MAX OFFER (22% net) \$71,599
Proj. net profit ~\$49,484	Current assessor value \$84,620	Margin if bought @ assessor 16%

Living area 1562 sqft	Year built —	Baths —	Class —
Last sale n/a (2019-07-29)	Neighborhood WSFL001	Scores M/Mo/C 82/40/92	Parcel 2401113002008000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 2 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$42,500	\$27	2024-06-18	✓ deed-tax
719 TOMBIGBEE ST	1380	\$63,200	\$46	2023-02	recorded

Comp check: median as-is **\$36/sf** → implied buy ≈ **\$56,855** for this 1562 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
719 TOMBIGBEE ST	1380	\$240,000	\$174	2025-06	recorded
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax

Comp check: median renovated **\$207/sf** → implied ARV ≈ **\$323,334** (model ARV \$224,928 @ \$144/sf).**Owner:** LONG, THOMAS JR ETAL HILDA LONG 2010 | **Mailing:** CHEROKEE, AL | **Motivation:** Estate/Probate, Non-homestead

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#8 115 FOUST DR**Flip 64.0/100**

Est. ARV (renovated) \$213,840	Est. reno \$74,250 @ \$50/sf	MAX OFFER (22% net) \$67,576
Proj. net profit ~\$47,045	Current assessor value \$72,900	Margin if bought @ assessor 20%

Living area 1485 sqft	Year built —	Baths —	Class —
Last sale \$54,900 ()	Neighborhood EAF001	Scores M/Mo/C 82/45/92	Parcel 2401013001003000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
331 BARBOUR ST	1431	\$82,500	\$58	2024-05	recorded
222 NORMANDY DR	1576	\$120,000	\$76	2024-02-23	✓ deed-tax
409 BROADWAY ST	1885	\$65,000	\$34	2024-03-21	✓ deed-tax

Comp check: median as-is **\$58/sf** → implied buy ≈ **\$85,613** for this 1485 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
331 BARBOUR ST	1431	\$195,000	\$136	2024-12	recorded
1932 HICKORY HILLS RD	2064	\$290,000	\$141	2025-01-02	✓ deed-tax

Comp check: median renovated **\$139/sf** → implied ARV ≈ **\$205,872** (model ARV \$213,840 @ \$144/sf).

Owner: GUARDIAN TAX AL LLC ****2020 TAX SALE**** | **Mailing:** OMAHA, NE | **Motivation:** Out-of-state owner, Absentee, Non-homestead

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#9 398 UNION HOLLOW RD**Flip 63.9/100**

Est. ARV (renovated) \$248,832	Est. reno \$86,400 @ \$50/sf	MAX OFFER (22% net) \$80,271
Proj. net profit ~\$54,743	Current assessor value \$109,300	Margin if bought @ assessor 10%

Living area 1728 sqft	Year built —	Baths —	Class —
Last sale \$56,093 (2019-05-29)	Neighborhood COUNTYWEST	Scores M/Mo/C 62/55/92	Parcel 090522000005001

PURCHASE COMPS · pre-reno / as-is · Florence-wide (size-matched) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
1818 HERMITAGE DR	1723	\$160,100	\$93	2024-08	recorded
710 SANNONER AVE	1756	\$90,000	\$51	2023-01	recorded
110 HEATHROW COURT	1760	\$189,133	\$107	2025-06	recorded

Comp check: median as-is **\$93/sf** → implied buy ≈ **\$160,565** for this 1728 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · Florence-wide (size-matched) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
1818 HERMITAGE DR	1723	\$249,000	\$145	2026-05	recorded
1630 LAMAR ST	1715	\$282,900	\$165	2024-08-07	✓ deed-tax
207 WOODCREST DRIVE	1711	\$220,000	\$129	2023-06-02	✓ deed-tax

Comp check: median renovated **\$145/sf** → implied ARV ≈ **\$249,723** (model ARV \$248,832 @ \$144/sf).

Owner: FEDERAL NATIONAL MORTGAGE ASSOCIATION | **Mailing:** PLANO, TX | **Motivation:** Out-of-state owner, Absentee, Non-homestead, Low basis

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#10 1501 MARTIN ST**Flip 63.4/100**

Est. ARV (renovated) \$273,888	Est. reno \$95,100 @ \$50/sf	MAX OFFER (22% net) \$89,360
Proj. net profit ~\$60,255	Current assessor value \$143,880	Margin if bought @ assessor 2%

Living area 1902 sqft	Year built 1950	Baths —	Class D
Last sale \$72,000 (2021-08-16)	Neighborhood WSFL001	Scores M/Mo/C 42/85/92	Parcel 2402034002035000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
417 HOWELL ST	1564	\$150,000	\$96	2023-08	recorded
1026 ROYAL AVE	1464	\$55,000	\$38	2024-08	recorded
1602 CHISHOLM RD	1419	\$94,000	\$66	2024-10-15	✓ deed-tax

Comp check: median as-is **\$66/sf** → implied buy ≈ **\$125,532** for this 1902 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
417 HOWELL ST	1564	\$189,000	\$121	2025-11	recorded
1602 CHISHOLM RD	1419	\$202,000	\$142	2026-03	recorded

Comp check: median renovated **\$132/sf** → implied ARV ≈ **\$250,301** (model ARV \$273,888 @ \$144/sf).

Owner: JOHNSON-WILLIAMS, SIBILJEAN CARNELL ETAL POLLINS | **Mailing:** CEDAR PARK, TX | **Motivation:** Estate/Probate, Out-of-state owner, Absentee, Non-homestead, Low basis

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#11 518 CHESTNUT ST**Flip 62.9/100**

Est. ARV (renovated) \$230,688	Est. reno \$80,100 @ \$50/sf	MAX OFFER (22% net) \$73,688
Proj. net profit ~\$50,751	Current assessor value \$98,100	Margin if bought @ assessor 11%

Living area 1602 sqft	Year built —	Baths —	Class —
Last sale \$48,000 (2005-06-03)	Neighborhood WSFL001	Scores M/Mo/C 62/55/92	Parcel 2401112006035001

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
710 SANNONER AVE	1756	\$90,000	\$51	2023-01	recorded
624 HOWELL ST	1794	\$82,500	\$46	2024-06-28	✓ deed-tax
717 HOWELL ST	1392	\$90,000	\$65	2023-09-25	✓ deed-tax

Comp check: median as-is **\$51/sf** → implied buy ≈ **\$82,107** for this 1602 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
719 TOMBIGBEE ST	1380	\$240,000	\$174	2025-06	recorded
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax

Comp check: median renovated **\$207/sf** → implied ARV ≈ **\$331,614** (model ARV \$230,688 @ \$144/sf).**Owner: SMITH, MARIE H | Mailing: FLORENCE, AL | Motivation: Estate/Probate, Low basis, Owned 21 yrs**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#12 1720 CHISHOLM RD**Flip 62.4/100**

Est. ARV (renovated) \$288,000	Est. reno \$100,000 @ \$50/sf	MAX OFFER (22% net) \$94,480
Proj. net profit ~\$63,360	Current assessor value \$114,480	Margin if bought @ assessor 15%

Living area 2000 sqft	Year built —	Baths —	Class —
Last sale n/a (2008-04-17)	Neighborhood WSFL001	Scores M/Mo/C 82/25/92	Parcel 2402031008022000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
417 HOWELL ST	1564	\$150,000	\$96	2023-08	recorded
1026 ROYAL AVE	1464	\$55,000	\$38	2024-08	recorded
1602 CHISHOLM RD	1419	\$94,000	\$66	2024-10-15	✓ deed-tax

Comp check: median as-is **\$66/sf** → implied buy ≈ **\$132,000** for this 2000 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
417 HOWELL ST	1564	\$189,000	\$121	2025-11	recorded
1602 CHISHOLM RD	1419	\$202,000	\$142	2026-03	recorded
208 ROOSEVELT AVE	1373	\$219,900	\$160	2026-05	recorded

Comp check: median renovated **\$142/sf** → implied ARV ≈ **\$284,708** (model ARV \$288,000 @ \$144/sf).**Owner:** AZBELL, W GRANT JR | **Mailing:** MUSCLE SHOALS, AL | **Motivation:** Non-homestead, Owned 18 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#13 517 CHESTNUT ST**Flip 62.4/100**

Est. ARV (renovated) \$241,632	Est. reno \$83,900 @ \$50/sf	MAX OFFER (22% net) \$77,659
Proj. net profit ~\$53,159	Current assessor value \$92,500	Margin if bought @ assessor 16%

Living area 1678 sqft	Year built —	Baths —	Class —
Last sale n/a (2022-08-05)	Neighborhood WSFL001	Scores M/Mo/C 82/25/92	Parcel 2401112006022000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
710 SANNONER AVE	1756	\$90,000	\$51	2023-01	recorded
624 HOWELL ST	1794	\$82,500	\$46	2024-06-28	✓ deed-tax
510 CHERRY ST	1924	\$60,000	\$31	2023-01-20	✓ deed-tax

Comp check: median as-is **\$46/sf** → implied buy ≈ **\$77,188** for this 1678 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax
719 TOMBIGBEE ST	1380	\$240,000	\$174	2025-06	recorded

Comp check: median renovated **\$207/sf** → implied ARV ≈ **\$347,346** (model ARV \$241,632 @ \$144/sf).**Owner: JEFFERSON HILL PROPERTIES LLC | Mailing: SCOTTSBORO, AL | Motivation: Absentee, Non-homestead**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#14 326 BARBOUR ST**Flip 61.5/100**

Est. ARV (renovated) \$199,728	Est. reno \$69,350 @ \$50/sf	MAX OFFER (22% net) \$62,457
Proj. net profit ~\$43,940	Current assessor value \$72,360	Margin if bought @ assessor 17%

Living area 1387 sqft	Year built —	Baths —	Class —
Last sale \$50,500 (1997-04-24)	Neighborhood EAF001	Scores M/Mo/C 82/35/92	Parcel 2401014006015000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 2 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
331 BARBOUR ST	1431	\$82,500	\$58	2024-05	recorded
222 NORMANDY DR	1576	\$120,000	\$76	2024-02-23	✓ deed-tax

Comp check: median as-is **\$67/sf** → implied buy ≈ **\$92,688** for this 1387 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
331 BARBOUR ST	1431	\$195,000	\$136	2024-12	recorded
1932 HICKORY HILLS RD	2064	\$290,000	\$141	2025-01-02	✓ deed-tax

Comp check: median renovated **\$139/sf** → implied ARV ≈ **\$192,286** (model ARV \$199,728 @ \$144/sf).**Owner:** STAGGS, WILLIAM E ETUX BARBARA A | **Mailing:** FLORENCE, AL | **Motivation:** Non-homestead, Owned 29 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#15 203 KIRKMAN ST**Flip 61.5/100**

Est. ARV (renovated) \$210,240	Est. reno \$73,000 @ \$50/sf	MAX OFFER (22% net) \$66,270
Proj. net profit ~\$46,253	Current assessor value \$79,620	Margin if bought @ assessor 16%

Living area 1460 sqft	Year built —	Baths —	Class —
Last sale \$74,100 (1996-11-13)	Neighborhood EAF001	Scores M/Mo/C 82/35/92	Parcel 2401121016007000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 2 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
318 MAIN ST	1440	\$85,000	\$59	2024-06	recorded
302 PATTON ST	1834	\$30,000	\$16	2024-04-19	✓ deed-tax

Comp check: median as-is **\$38/sf** → implied buy ≈ **\$54,770** for this 1460 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
318 MAIN ST	1440	\$239,151	\$166	2024-11-13	✓ deed-tax
2423 HUNTSVILLE RD	1485	\$172,000	\$116	2023-07-07	✓ deed-tax

Comp check: median renovated **\$141/sf** → implied ARV ≈ **\$205,860** (model ARV \$210,240 @ \$144/sf).

Owner: BARKLEY, WILLIAM BRENT & BARKLEY BILLY G | **Mailing:** FLORENCE, AL | **Motivation:** Non-homestead, Owned 30 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#16 238 FULTON ST**Flip 61.5/100**

Est. ARV (renovated) \$301,680	Est. reno \$104,750 @ \$50/sf	MAX OFFER (22% net) \$99,443
Proj. net profit ~\$66,370	Current assessor value \$94,440	Margin if bought @ assessor 24%

Living area 2095 sqft	Year built —	Baths —	Class —
Last sale \$38,500 (2014-01-02)	Neighborhood EAF001	Scores M/Mo/C 100/10/92	Parcel 2303064001023000

PURCHASE COMPS · pre-reno / as-is · Florence-wide (size-matched) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
122 LANCASTER RD	2092	\$178,000	\$85	2025-05	recorded
2359 NORWOOD BLVD	2101	\$125,000	\$59	2024-12	recorded
652 HOWELL ST	2086	\$55,000	\$26	2023-03	recorded

Comp check: median as-is **\$59/sf** → implied buy ≈ **\$124,643** for this 2095 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · Florence-wide (size-matched) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
122 LANCASTER RD	2092	\$297,000	\$142	2025-10	recorded
2359 NORWOOD BLVD	2101	\$259,000	\$123	2025-04	recorded
322 LOUISE ST	2072	\$268,500	\$130	2023-07-31	✓ deed-tax

Comp check: median renovated **\$130/sf** → implied ARV ≈ **\$272,350** (model ARV \$301,680 @ \$144/sf).**Owner: VADEN, LARRY S ETUX PAMELA D | Mailing: FLORENCE, AL | Motivation: Low basis**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#17 144 HUGHES ST**Flip 61.4/100**

Est. ARV (renovated) \$203,616	Est. reno \$70,700 @ \$50/sf	MAX OFFER (22% net) \$63,867
Proj. net profit ~\$44,796	Current assessor value \$104,320	Margin if bought @ assessor 2%

Living area 1414 sqft	Year built —	Baths —	Class —
Last sale \$52,323 (2019-09-09)	Neighborhood FL001	Scores M/Mo/C 42/55/92	Parcel 1508281005001000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 2 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
203 SCOTT DR	1422	\$125,000	\$88	2024-09	recorded
503 PAMPLIN AVE	1439	\$124,000	\$86	2024-03-28	✓ deed-tax

Comp check: median as-is **\$87/sf** → implied buy ≈ **\$122,950** for this 1414 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
203 SCOTT DR	1422	\$215,000	\$151	2025-08	recorded
110 HEATHROW COURT	1760	\$245,000	\$139	2025-07	recorded

Comp check: median renovated **\$145/sf** → implied ARV ≈ **\$205,313** (model ARV \$203,616 @ \$144/sf).

Owner: FEDERAL NATIONAL MORTGAGE ASSOCIATION | **Mailing:** PLANO, TX | **Motivation:** Out-of-state owner, Absentee, Non-homestead, Low basis

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#18 719 TOMBIGBEE ST**Flip 61.1/100**

Est. ARV (renovated) \$198,720	Est. reno \$69,000 @ \$50/sf	MAX OFFER (22% net) \$62,091
Proj. net profit ~\$43,718	Current assessor value \$71,440	Margin if bought @ assessor 17%

Living area 1380 sqft	Year built —	Baths —	Class —
Last sale \$25,000 (2014-06-11)	Neighborhood WSFL001	Scores M/Mo/C 82/20/92	Parcel 2401113001032000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
717 HOWELL ST	1392	\$90,000	\$65	2023-09-25	✓ deed-tax
527 TOMBIGBEE ST	1560	\$42,500	\$27	2024-06-18	✓ deed-tax
710 SANNONER AVE	1756	\$90,000	\$51	2023-01	recorded

Comp check: median as-is **\$51/sf** → implied buy ≈ **\$70,729** for this 1380 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
527 TOMBIGBEE ST	1560	\$335,000	\$215	2023-09	recorded
437 POPLAR ST	1868	\$385,900	\$207	2024-06-10	✓ deed-tax

Comp check: median renovated **\$211/sf** → implied ARV ≈ **\$291,003** (model ARV \$198,720 @ \$144/sf).**Owner:** WHATLEY, RODNEY W ETAL MELISSA WHATLEY | **Mailing:** FLORENCE, AL | **Motivation:** Non-homestead, Low basis

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#19 2033 RANDOLPH ST**Flip 60.4/100**

Est. ARV (renovated) \$274,896	Est. reno \$95,450 @ \$50/sf	MAX OFFER (22% net) \$89,726
Proj. net profit ~\$60,477	Current assessor value \$122,320	Margin if bought @ assessor 10%

Living area 1909 sqft	Year built —	Baths —	Class —
Last sale \$95,300 (2021-06-23)	Neighborhood WSFL001	Scores M/Mo/C 62/45/92	Parcel 1508344006002000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
2302 SHADE AVE	1932	\$84,000	\$43	2025-06	recorded
2301 HAVILAND DR	2052	\$94,500	\$46	2025-01	recorded
2359 NORWOOD BLVD	2101	\$125,000	\$59	2024-12	recorded

Comp check: median as-is **\$46/sf** → implied buy ≈ **\$87,914** for this 1909 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
2302 SHADE AVE	1932	\$244,000	\$126	2026-02	recorded
2301 HAVILAND DR	2052	\$273,000	\$133	2025-12	recorded
2359 NORWOOD BLVD	2101	\$259,000	\$123	2025-04	recorded

Comp check: median renovated **\$126/sf** → implied ARV ≈ **\$241,095** (model ARV \$274,896 @ \$144/sf).**Owner: COMBS, BRADLEY TYLER | Mailing: LAS VEGAS, NV | Motivation: Out-of-state owner, Absentee, Non-homestead**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#20 2331 MCBURNEY DR**Flip 60.4/100**

Est. ARV (renovated) \$236,736	Est. reno \$82,200 @ \$50/sf	MAX OFFER (22% net) \$75,883
Proj. net profit ~\$52,082	Current assessor value \$104,560	Margin if bought @ assessor 10%

Living area 1644 sqft	Year built —	Baths —	Class —
Last sale \$120,000 (2022-05-12)	Neighborhood WSFL001	Scores M/Mo/C 62/45/92	Parcel 1508344004006000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
2314 HAVILAND DR	1607	\$100,000	\$62	2026-01	recorded
2332 MCBURNEY DR	1683	\$142,000	\$84	2023-03	recorded
2227 NORWOOD BLVD	1482	\$78,000	\$53	2024-02	recorded

Comp check: median as-is **\$62/sf** → implied buy ≈ **\$102,302** for this 1644 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · immediate area (¼-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
2314 HAVILAND DR	1607	\$200,000	\$124	2026-05	recorded
2332 MCBURNEY DR	1683	\$187,000	\$111	2026-03	recorded
2227 NORWOOD BLVD	1482	\$193,000	\$130	2024-08	recorded

Comp check: median renovated **\$124/sf** → implied ARV ≈ **\$204,605** (model ARV \$236,736 @ \$144/sf).**Owner: HENDRICKS, TIMOTHY ALAN | Mailing: NASHVILLE, TN | Motivation: Out-of-state owner, Absentee, Non-homestead**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#21 105 EMMA WAY**Flip 60.4/100**

Est. ARV (renovated) \$208,800	Est. reno \$72,500 @ \$50/sf	MAX OFFER (22% net) \$65,748
Proj. net profit ~\$45,936	Current assessor value \$93,620	Margin if bought @ assessor 9%

Living area 1450 sqft	Year built —	Baths —	Class —
Last sale \$115,000 (2021-12-30)	Neighborhood COUNTYEAST	Scores M/Mo/C 62/45/92	Parcel 1804190000025004

PURCHASE COMPS · pre-reno / as-is · Florence-wide (size-matched) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
2147 ESTALINE DR	1444	\$75,000	\$52	2024-02	recorded
459 FRANCIS AVE	1442	\$18,000	\$12	2025-09	recorded
318 MAIN ST	1440	\$85,000	\$59	2024-06	recorded

Comp check: median as-is **\$52/sf** → implied buy ≈ **\$75,312** for this 1450 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · Florence-wide (size-matched) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
2147 ESTALINE DR	1444	\$170,500	\$118	2024-06-04	✓ deed-tax
459 FRANCIS AVE	1442	\$225,000	\$156	2026-03	recorded
318 MAIN ST	1440	\$239,151	\$166	2024-11-13	✓ deed-tax

Comp check: median renovated **\$156/sf** → implied ARV ≈ **\$226,248** (model ARV \$208,800 @ \$144/sf).**Owner: BEATUS LLC | Mailing: LAS VEGAS, NV | Motivation: Out-of-state owner, Absentee, Non-homestead**

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#22 305 LOCUST ST**Flip 59.7/100**

Est. ARV (renovated) \$235,008	Est. reno \$81,600 @ \$50/sf	MAX OFFER (22% net) \$75,256
Proj. net profit ~\$51,702	Current assessor value \$80,100	Margin if bought @ assessor 20%

Living area 1632 sqft	Year built —	Baths —	Class —
Last sale \$20,000 (2010-04-29)	Neighborhood WSFL002	Scores M/Mo/C 82/35/92	Parcel 2405151002036000

PURCHASE COMPS · pre-reno / as-is · immediate area (¼-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
421 TOMBIGBEE ST	1529	\$126,000	\$82	2024-06-18	✓ deed-tax
627 COLLEGE ST	1516	\$28,000	\$18	2026-05-21	✓ deed-tax
401 TOMBIGBEE ST	1320	\$65,000	\$49	2023-06-06	✓ deed-tax

Comp check: median as-is **\$49/sf** → implied buy ≈ **\$79,968** for this 1632 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 3 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
350 PALISADE DR	1669	\$312,000	\$187	2023-11-03	✓ deed-tax
424 RIVERVIEW CIRCLE	1552	\$223,000	\$144	2024-07-08	✓ deed-tax
738 RIVERVIEW DR	1509	\$270,000	\$179	2024-07-18	✓ deed-tax

Comp check: median renovated **\$179/sf** → implied ARV ≈ **\$292,128** (model ARV \$235,008 @ \$144/sf).**Owner:** JONES, DENISE D ET VIR MICHAEL A | **Mailing:** KILLEN, AL | **Motivation:** Non-homestead, Low basis, Owned 16 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#23 811 RASCH RD**Flip 59.7/100**

Est. ARV (renovated) \$340,416	Est. reno \$118,200 @ \$50/sf	MAX OFFER (22% net) \$113,495
Proj. net profit ~\$74,892	Current assessor value \$149,200	Margin if bought @ assessor 12%

Living area 2364 sqft	Year built 1896	Baths —	Class D
Last sale \$40,000 (2022-01-05)	Neighborhood FL001	Scores M/Mo/C 62/20/92	Parcel 1508282001026000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
127 KENSINGTON DR	1776	\$72,000	\$41	2024-06-28	✓ deed-tax
110 HEATHROW COURT	1760	\$189,133	\$107	2025-06	recorded
503 PAMPLIN AVE	1439	\$124,000	\$86	2024-03-28	✓ deed-tax

Comp check: median as-is **\$86/sf** → implied buy ≈ **\$203,304** for this 2364 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
110 HEATHROW COURT	1760	\$245,000	\$139	2025-07	recorded
203 SCOTT DR	1422	\$215,000	\$151	2025-08	recorded

Comp check: median renovated **\$145/sf** → implied ARV ≈ **\$343,253** (model ARV \$340,416 @ \$144/sf).**Owner:** WALLACE, DENA B ETAL ASHLYNN T WALLACE | **Mailing:** FLORENCE, AL | **Motivation:** Non-homestead, Low basis

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.

#24 125 AUGUSTA ST**Flip 59.6/100**

Est. ARV (renovated) \$217,728	Est. reno \$75,600 @ \$50/sf	MAX OFFER (22% net) \$68,987
Proj. net profit ~\$47,900	Current assessor value \$163,340	Margin if bought @ assessor -21%

Living area 1512 sqft	Year built —	Baths —	Class —
Last sale \$81,500 (1997-10-10)	Neighborhood FL001	Scores M/Mo/C 20/100/65	Parcel 1508282001007000

PURCHASE COMPS · pre-reno / as-is · neighborhood (~1-mi grid) · 3 shown

Address	SqFt	Sale Price	\$/SF	Sold	Verified
503 PAMPLIN AVE	1439	\$124,000	\$86	2024-03-28	✓ deed-tax
203 SCOTT DR	1422	\$125,000	\$88	2024-09	recorded
110 HEATHROW COURT	1760	\$189,133	\$107	2025-06	recorded

Comp check: median as-is **\$88/sf** → implied buy ≈ **\$132,911** for this 1512 sqft house.**SALE COMPS · post-reno / renovated retail (your ARV) · neighborhood (~1-mi grid) · 2 shown**

Address	SqFt	Sale Price	\$/SF	Sold	Verified
203 SCOTT DR	1422	\$215,000	\$151	2025-08	recorded
110 HEATHROW COURT	1760	\$245,000	\$139	2025-07	recorded

Comp check: median renovated **\$145/sf** → implied ARV ≈ **\$219,542** (model ARV \$217,728 @ \$144/sf).

Owner: ROYCE, JAMES R ETUX MILDRED T | **Mailing:** LAS VEGAS, NV | **Motivation:** Estate/Probate, Out-of-state owner, Absentee, Low basis, Owned 29 yrs

Strategy: buy near the purchase-comp range, renovate, resell near the sale-comp range. ✓ deed-tax = sale price reconciles to the recorded Alabama deed tax; 'recorded' = real recorded sale not yet cross-checked.