ORIGINAL

RESOLUTION NO.: R-2026-046

Approving Assessment Roll for Vista Business Improvement District

BE IT RESOLVED by the Mayor and City Council this 4th day of August, 2026, that the attached Assessment Roll for the Vista Business Improvement District is hereby approved. This resolution shall be effective as of August 4, 2026.

Requested by:

Missy Caughman, Assistant City Manager

Approved by:

City Manager

Mayor

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 08/04/2026
Final Reading: 08/04/2026

Vista Business Improvement District Assessment Roll 2026

Columbia, SC

TMS	Owner Name	Property Address	Fair Market Value	Taxable Value	Assessment Fee	Street Frontage	Street Frontage	Total Assessment
R08916-03-01	1000 GERVAIS LLC	1000 GERVAIS ST	$555,600	$416,700	$768	114.00	$457	$1,226
R09013-03-23	1000 HAMPTON ST LLC	1000 HAMPTON ST	$425,500	$189,800	$350	0.00	$0	$350
R08916-03-12	1001 SENATE ST LLC	1001 SENATE ST	$5,164,600	$4,887,500	$9,013	415.30	$1,665	$10,678
R08912-06-12	1219 WAYNE STREET LLC	1219 WAYNE ST	$346,000	$346,000	$638	32.50	$130	$768
R08916-01-20	1231 LINCOLN LLC	R1231 LINCOLN ST	$26,100	$26,100	$48	0.00	$0	$48
R08916-01-06	1231 LINCOLN LLC	1231 LINCOLN ST	$1,623,900	$1,623,900	$2,994	134.80	$541	$3,535
R09086-04-02	3G HOMES, LLC	900 TAYLOR ST	$110,000	$110,000	$203	0.00	$0	$203
R09009-12-01	500 TAYLOR STREET LLC	500 TAYLOR ST	$4,059,700	$4,059,700	$7,486	0.00	$0	$7,486
R09013-12-07	50WEIGHT LLC	928 WASHINGTON ST	$437,400	$279,400	$515	0.00	$0	$515
R09013-12-08	50WEIGHT LLC	1331 PARK ST	$543,100	$352,600	$650	0.00	$0	$650
R08912-05-18	521 GERVAIS HISTORIC LLC ETAL	GERVAIS ST	$2,500	$2,500	$5	160.50	$644	$648
R08912-05-01	522 LADY STREET LLC	522 LADY ST	$3,518,300	$2,549,200	$4,701	338.80	$1,359	$6,059
R09013-12-09	60 WEIGHT LLC	1325 PARK ST	$1,862,100	$1,340,900	$2,473	0.00	$0	$2,473
R09009-08-01	700 LADY STREET ASSOCIATES LLC	701 LADY ST	$3,959,800	$976,200	$1,800	105.20	$422	$2,222
R08912-07-10	705 GERVAIS LLC	705 GERVAIS ST	$1,559,300	$1,101,000	$2,030	70.70	$284	$2,314
R09009-08-02	714 WASHINGTON LLC	714 WASHINGTON ST	$333,900	$291,000	$537	0.00	$0	$537
R08916-11-07	77 GROUP LLC	828 GERVAIS ST	$2,111,900	$1,064,800	$1,963	301.10	$1,207	$3,171
R08916-01-19	823 GERVAIS LLC	823 GERVAIS ST	$2,687,100	$725,000	$1,337	53.30	$214	$1,551
R09013-12-20	911 LADY STREET LLC	LADY ST	$312,700	$38,100	$70	29.90	$120	$190
R09013-12-13	911 LADY STREET LLC	911 LADY ST	$1,206,300	$670,600	$1,237	72.80	$292	$1,529
R08916-02-02	912 GERVAIS LLC	912 GERVAIS ST	$3,876,000	$3,876,000	$7,147	127.10	$510	$7,657
R09013-11-17	925 GERVAIS STREET DEVELOPMENT	925 GERVAIS ST	$1,481,000	$1,481,000	$2,731	34.90	$140	$2,871
R09013-11-10	929 GERVAIS LLC	929 GERVAIS ST	$1,406,300	$1,406,300	$2,593	55.00	$221	$2,814
R08911-03-29	ABBOTT ANN TALBERT	910 HUGER ST	$70,600	$37,100	$68	0.00	$0	$68
R08911-03-28	ABBOTT ANN TALBERT	902 HUGER ST	$140,000	$73,400	$135	0.00	$0	$135
R09013-13-13	ABRAMS JEFFREY R	1318 GADSDEN ST	$114,800	$46,600	$86	0.00	$0	$86
R09086-01-09	ADAMS SCOTT ETAL	900 TAYLOR ST	$169,900	$169,900	$313	0.00	$0	$313
R09009-10-05	AGS COLUMBIA LLC	NX616 HAMPTON ST	$20,000	$20,000	$37	0.00	$0	$37
R09009-10-04	AGS COLUMBIA LLC	616 HAMPTON ST	$662,100	$575,000	$1,060	0.00	$0	$1,060
R09086-02-08	ALEXANDER PAULA ELIZABETH	900 TAYLOR ST	$147,600	$147,600	$272	0.00	$0	$272
R08916-11-12	ALLEN BROTHERS MILLING	802 GERVAIS ST	$2,806,000	$1,575,300	$2,905	0.00	$0	$2,905
R08911-01-06	APPLIANCE ARTS CO INC LLC	1001 HUGER ST	$1,111,200	$538,400	$993	0.00	$0	$993
R09013-11-12	AVANT - 919 GERVAIS LLC	913 GERVAIS ST	$475,200	$142,600	$263	31.60	$127	$390
R09013-11-11	AVANT - 919 GERVAIS LLC	919 GERVAIS ST	$3,022,400	$887,600	$1,637	135.60	$544	$2,180
R09013-11-13	AVANT - DISPENSARY LLC	911 GERVAIS ST	$1,069,100	$376,400	$694	42.10	$169	$863
R09013-11-04	AVANT - NATIONAL LADY LLC	914 LADY ST	$1,089,900	$372,700	$687	56.10	$225	$912
R08916-01-13	AVANT 807 GERVAIS LLC	807 GERVAIS ST	$3,794,300	$2,769,900	$5,108	105.70	$424	$5,532
R09013-12-12	AVANT 915 LADY LLC	915 LADY ST	$2,054,200	$1,610,000	$2,969	52.40	$210	$3,179
R09013-02-15	AVANT 919 WASHINGTON LLC	919 WASHINGTON ST	$852,100	$748,300	$1,380	0.00	$0	$1,380
R09009-09-22	B3 LLC	619 LADY ST	$390,900	$308,300	$569	20.50	$82	$651

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R08912-11-03	BARNETT REAL ESTATE HOLDING LLC	434 GERVAIS ST	$2,096,400	$1,613,800	$2,976	0.00	$0	$2,976
R08912-06-13	BIRCH LEAF 75 LLC	1215 WAYNE ST	$1,247,400	$1,140,200	$2,103	87.50	$351	$2,453
R09013-11-07	BLUE INVESTMENTS LLC	1217 PARK ST	$319,800	$126,500	$233	138.10	$554	$787
R09013-11-09	BLUESTEIN ESTELLE A TRUSTEE	933 GERVAIS ST	$1,147,800	$715,900	$1,320	189.00	$758	$2,078
R09013-11-05	BLUESTEIN MARSHA F	918 LADY ST	$625,800	$188,500	$348	107.00	$429	$777
R09086-02-15	BOVAIN DEIDRA ARLENE	900 TAYLOR ST	$127,400	$101,200	$187	0.00	$0	$187
R09086-01-07	BOWERS PROPERTY MANAGEMENT LLC	900 TAYLOR ST	$124,000	$98,500	$182	0.00	$0	$182
R08912-05-17	BOYLE JOHN E JTWRS	523 GERVAIS ST	$590,000	$590,000	$1,088	21.50	$86	$1,174
R09009-09-15	BYRUM JAMES &	605 LADY ST	$390,900	$381,300	$703	20.70	$83	$786
R08916-03-05	CAPILOS CHRISULA M TRUSTEE	1012 GERVAIS ST	$1,329,100	$289,100	$533	51.80	$208	$741
R08916-11-10	CAPITAL CITY HOTELS LLC	822 GERVAIS ST	$11,391,300	$10,691,800	$19,716	162.90	$653	$20,369
R08912-07-03	CARL THOMAS COX TRUST	724 LADY ST	$747,800	$333,600	$615	40.10	$161	$776
R09013-09-01	CH LADY STREET COLUMBIA LLC	1000 LADY ST	$13,445,500	$13,445,500	$24,794	418.10	$1,677	$26,470
R08982-01-01	CITY CLUB HOMEOWNERS LLC	300 GERVAIS ST	$1,068,600	$1,200	$2	0.00	$0	$2
R08912-12-01	CITY CLUB HOMEOWNERS THE	B/S CITY CLUB DR	$2,500	$600	$1	0.00	$0	$1
R08912-07-08	CITY MARKET LLC	711 GERVAIS ST	$1,181,400	$568,300	$1,048	41.60	$167	$1,215
R08912-07-09	CITY MARKET LLC	709 GERVAIS ST	$1,411,600	$780,400	$1,439	55.00	$221	$1,660
R09009-08-10	COLONIAL FINANCE CO & BOI LLC	729 LADY ST	$2,138,600	$1,425,800	$2,629	75.00	$301	$2,930
R09009-08-08	COLONIAL FINANCE CO & BOI LLC	717 LADY ST	$2,003,800	$1,313,200	$2,422	163.00	$654	$3,075
R08911-02-04	COLUMBIA DISTRIBUTION	1006 HUGER ST	$2,191,600	$697,200	$1,286	0.00	$0	$1,286
R09009-09-01	COLUMBIA NEWBERRY & LAURENS RR	WASHINGTON ST	$1,300	$1,300	$2	0.00	$0	$2
R08910-01-04	COLUMBIA OUTDOOR ADV INC	631 HUGER ST	$35,400	$13,600	$25	0.00	$0	$25
R09009-09-11	COMPASS COLUMBIA LLC	1310 PULASKI ST	$390,900	$357,800	$660	0.00	$0	$660
R08916-01-15	CONGAREE VISTA ASSOCIATES LLC	801 GERVAIS ST	$3,648,000	$1,464,300	$2,700	397.80	$1,595	$4,295
R09009-11-04	CORE SVA COLUMBIA HUGER LLC	1400 HUGER ST	$29,973,800	$29,973,800	$55,272	0.00	$0	$55,272
R08912-06-02	CSX TRANSPORTATION INC	GERVAIS ST	$39,200	$39,200	$72	16.00	$64	$136
R08915-01-02	CSX TRANSPORTATION INC	PULASKI ST	$335,400	$221,800	$409	0.00	$0	$409
R09009-14-01	CUB-COLLINS LLC	1530 WILLIAMS ST	$247,100	$177,800	$328	0.00	$0	$328
R09086-02-14	DAS HOLDINGS LLC	900 TAYLOR ST	$168,000	$168,000	$310	0.00	$0	$310
R09009-09-18	DAYAL INC	611 LADY ST	$390,900	$379,600	$700	24.90	$100	$800
R09013-11-06	DIAL-LADY LLC	920 LADY ST	$643,300	$538,800	$994	122.70	$492	$1,486
R09009-09-07	DINH LAP Q /JTWRS	1318 PULASKI ST	$465,000	$465,000	$857	0.00	$0	$857
R09013-12-03	DJ PROPERTIES LLC	910 WASHINGTON ST	$1,667,800	$1,002,500	$1,849	0.00	$0	$1,849
R08911-07-04	EE RESIDENTIAL PROPERTIES LLC	308 CITY CLUB DR	$739,800	$678,000	$1,250	0.00	$0	$1,250
R09009-09-12	ELIN BARTH BERG TRUST	1308 PULASKI ST	$397,400	$288,900	$533	0.00	$0	$533
R08916-01-09	ELLEFSON CLARK E D/B/A	1219 LINCOLN ST	$644,900	$274,700	$507	95.60	$383	$890
R09086-03-12	FETKEVICH MECHYSLAU	900 TAYLOR ST	$124,000	$124,000	$229	0.00	$0	$229
R09013-10-12	FIRST CITIZENS BANK & TRUST	1314 PARK ST	$13,873,200	$8,104,200	$14,944	241.30	$968	$15,912
R09013-12-11	FIRST CITIZENS BANK & TRUST CO	1301 PARK ST	$3,040,000	$875,700	$1,615	159.50	$640	$2,254
R09013-11-21	FLYNN CYNTHIA C &	E/S LINCOLN ST	$20,000	$20,000	$37	0.00	$0	$37

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R09013-11-15	FLYNN CYNTHIA C &	1218 LINCOLN ST	$185,000	$159,600	$294	0.00	$0	$294
R09086-01-16	FORD HENRY V &	900 TAYLOR ST	$170,300	$132,700	$245	0.00	$0	$245
R08912-07-07	FOX VENTURES LLC	715 GERVAIS ST	$700,600	$501,000	$924	162.40	$651	$1,575
R09086-01-12	FROST JAMES WILLIAM II JTWRS	900 TAYLOR ST	$184,000	$184,000	$339	0.00	$0	$339
R09086-04-07	GABRIEL ANDREW N	900 TAYLOR ST	$124,000	$86,300	$159	0.00	$0	$159
R09086-04-04	GABRIEL ANDREW N	900 TAYLOR ST	$170,300	$155,900	$287	0.00	$0	$287
R09033-01-05	GADSDEN AT HAMPTON LLC	S/S HAMPTON ST	$2,000	$2,000	$4	0.00	$0	$4
R09013-13-12	GADSDEN PEACH LLC	1310 GADSDEN ST	$5,313,800	$5,154,200	$9,504	210.70	$845	$10,349
R08912-07-06	GADSDEN PLACE LLC	1209 GADSDEN ST	$1,170,000	$1,170,000	$2,157	47.60	$191	$2,348
R08912-07-14	GADSDEN PLACE LLC	1211 GADSDEN ST	$1,207,100	$1,207,100	$2,226	94.80	$380	$2,606
R08916-01-10	GARVIN & STEVENSON LLC	827 LINCOLN ST	$3,377,700	$3,377,700	$6,228	270.10	$1,083	$7,312
R08916-03-13	GERVAIS STREET ASSOCIATES	PARK ST	$729,200	$212,500	$392	118.00	$473	$865
R08916-03-04	GERVAIS STREET ASSOCIATES	1010 GERVAIS ST	$2,442,100	$1,069,300	$1,972	53.90	$216	$2,188
R08911-06-02	GONDI GAUTHAM /JTWRS	1114 GIST ST	$1,125,000	$1,125,000	$2,075	0.00	$0	$2,075
R08916-01-14	GOODYEAR LLC	803 GERVAIS ST	$1,576,600	$931,500	$1,718	44.50	$178	$1,896
R09090-01-07	GUEST THOMAS D JR ETAL	1320 PULASKI ST	$268,200	$247,800	$457	0.00	$0	$457
R08910-01-02	GUIGNARD ASSOCIATES LLC	HUGER ST	$200	$200	$0	0.00	$0	$0
R08911-01-14	GUIGNARD ASSOCIATES LLC	S/S SENATE ST	$21,000	$19,500	$36	0.00	$0	$36
R08911-01-17	GUIGNARD ASSOCIATES LLC	SENATE ST	$270,100	$23,600	$44	0.00	$0	$44
R08911-01-08	GUIGNARD ASSOCIATES LLC	PENDLETON ST	$37,500	$24,800	$46	0.00	$0	$46
R08911-01-02	GUIGNARD ASSOCIATES LLC	302 SENATE ST	$443,600	$110,800	$204	0.00	$0	$204
R08911-01-16	GUIGNARD ASSOCIATES LLC	300 SENATE ST	$428,500	$175,500	$324	0.00	$0	$324
R08911-01-04	GUIGNARD ASSOCIATES LLC	320 SENATE ST	$601,400	$186,700	$344	0.00	$0	$344
R08911-01-03	GUIGNARD ASSOCIATES LLC	316 SENATE ST	$634,500	$243,600	$449	0.00	$0	$449
R08911-01-13	GUIGNARD ASSOCIATES LLC	R/R903 HUGER ST	$705,400	$268,300	$495	0.00	$0	$495
R08910-01-01	GUIGNARD ASSOCIATES LLC	BLOSSOM ST	$2,791,100	$322,300	$594	0.00	$0	$594
R08911-01-10	GUIGNARD ASSOCIATES LLC	903 HUGER ST	$1,359,700	$657,500	$1,212	0.00	$0	$1,212
R08910-01-08	GUIGNARD ASSOCIATES LLC	409 BLOSSOM ST	$2,233,300	$870,000	$1,604	0.00	$0	$1,604
R08910-01-07A	GUIGNARD ASSOCIATES LLC	449 BLOSSOM ST	$1,885,200	$1,102,900	$2,034	0.00	$0	$2,034
R09090-02-07	HAGERTY MICHELLE & JOHN C JR	1320 PULASKI ST	$268,200	$268,200	$495	0.00	$0	$495
R08916-02-13	HALL CHARLTON F JR	W/S PARK ST	$100,000	$700	$1	0.00	$0	$1
R09086-03-13	HAMILTON ALPHONSO E &	900 TAYLOR ST	$162,300	$126,500	$233	0.00	$0	$233
R09090-04-10	HEFFNER JUSTIN T	1320 PULASKI ST	$377,700	$319,700	$590	0.00	$0	$590
R09086-02-10	HOOD JAMES OSCAR JTWRS	900 TAYLOR ST	$179,500	$179,500	$331	0.00	$0	$331
R09013-03-18	HOUSE OF ART LLC	1001 WASHINGTON ST	$678,300	$678,300	$1,251	0.00	$0	$1,251
R08916-01-04	HPSC HOTEL OWNER LLC	819 GERVAIS ST	$14,280,300	$14,280,300	$26,333	217.30	$871	$27,204
R08916-01-01	HROVAT FAMILY LIVING TRUST	800 LADY ST	$422,700	$145,800	$269	136.40	$547	$816
R09009-13-01	HUGER & HAMPTON LLC	W/S HUGER ST	$2,800,000	$2,800,000	$5,163	0.00	$0	$5,163
R08912-13-08	HUGER HOSPITALITY LLC	405 GERVAIS ST	$5,397,100	$5,397,100	$9,952	432.30	$1,734	$11,686
R09013-12-18	HUGER STREET LLC	WASHINGTON ST	$125,400	$18,100	$33	0.00	$0	$33

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R09013-12-05	HUGER STREET LLC	914 WASHINGTON ST	$433,000	$229,100	$422	0.00	$0	$422
R09086-03-05	HUPKE MOLLY	900 TAYLOR ST	$195,000	$195,000	$360	0.00	$0	$360
R09009-09-17	IRON PIER HOLDINGS LLC	609 LADY ST	$390,900	$390,900	$721	22.70	$91	$812
R09013-12-01	ISGETT TIC LLC	900 WASHINGTON ST	$208,800	$63,600	$117	0.00	$0	$117
R09013-12-17	ISGETT TIC LLC	LINCOLN ST	$271,600	$82,600	$152	0.00	$0	$152
R09013-12-16	ISGETT TIC LLC	1314 LINCOLN ST	$1,495,800	$1,226,700	$2,262	0.00	$0	$2,262
R09086-02-03	JB PROPERTY MANAGEMENT LLC	900 TAYLOR ST	$172,200	$172,200	$318	0.00	$0	$318
R08916-03-02	JEFE'S LLC	1002 GERVAIS ST	$325,200	$214,400	$395	26.80	$107	$503
R08916-01-07	JERRY & BENS LLC	1229 LINCOLN ST	$854,800	$854,800	$1,576	64.90	$260	$1,837
R08916-02-09	JIMMY MARTIN REALTY GROUP INC	931 SENATE ST	$3,783,500	$1,605,400	$2,960	480.30	$1,926	$4,886
R09013-11-14	JONES GUY THOMAS JR	905 GERVAIS ST	$518,200	$194,600	$359	54.00	$217	$575
R09009-14-21	JOSEPH BARNETT ROSEN TRUST	1520 WILLIAMS ST	$209,100	$120,200	$222	0.00	$0	$222
R09033-01-14	JUSTICE SQUARE PARTNERS LLC	S/S HAMPTON ST	$160,300	$160,300	$296	0.00	$0	$296
R09013-01-05	JUSTICE SQUARE PARTNERS LLC	1431 LINCOLN ST	$942,000	$382,000	$704	0.00	$0	$704
R09090-06-12	KAMINSKI STEPHEN G III	1320 PULASKI ST	$268,200	$210,300	$388	0.00	$0	$388
R09086-04-11	KENNEDY ANDEW S	900 TAYLOR ST	$172,200	$134,200	$247	0.00	$0	$247
R09086-01-02	KERSHAW KATHERINE BROOKE &	900 TAYLOR ST	$124,000	$96,700	$178	0.00	$0	$178
R09086-03-07	KREISER CATHERINE J JTWRS	900 TAYLOR ST	$142,500	$142,500	$263	0.00	$0	$263
R09009-09-13	LADY LUCK LLC	601 LADY ST	$397,400	$397,400	$733	26.20	$105	$838
R09089-02-01	LADY STREET LLC	912 LADY ST	$1,308,700	$1,308,700	$2,413	0.00	$0	$2,413
R09089-03-01	LADY STREET THIRD LLC	912 LADY ST	$1,308,700	$1,308,700	$2,413	0.00	$0	$2,413
R09013-13-17	LADY VISTA LLC	823 LADY ST	$9,990,700	$9,990,700	$18,423	209.50	$840	$19,263
R08912-06-07	LF REAL ESTATE LLC	601 GERVAIS ST	$1,150,000	$961,300	$1,773	172.40	$691	$2,464
R09009-09-08	LJ1316 LLC	1316 PULASKI ST	$390,900	$390,900	$721	0.00	$0	$721
R09090-04-07	LORICK LAURNE ELIZABETH	1324 PULASKI ST	$244,800	$224,900	$415	0.00	$0	$415
R08912-05-09	LS DEVELOPMENT OF SC	1224 HUGER ST	$880,800	$569,300	$1,050	50.00	$201	$1,250
R08916-01-03	M & L MANAGEMENT LLC	808 LADY ST	$2,172,800	$1,327,400	$2,448	114.60	$460	$2,907
R08912-05-05	M GOURMET GROUP LLC	530 LADY ST	$598,000	$372,600	$687	0.00	$0	$687
R08983-01-01	M GOURMET GROUP LLC	530 LADY ST	$584,000	$362,300	$668	92.40	$371	$1,039
R09013-13-14	MADELINE MANGEMENT COMPANY LLC	1322 GADSDEN ST	$168,700	$150,700	$278	0.00	$0	$278
R08912-07-13	MANISH INC	W/S GADSDEN ST	$85,600	$85,600	$158	23.50	$94	$252
R08912-07-04	MANISH INC	1237 GADSDEN ST	$2,000,000	$2,000,000	$3,688	213.80	$857	$4,545
R08911-01-09	MBK RECEIVABLES LLC	917 HUGER ST	$6,566,000	$2,229,400	$4,111	0.00	$0	$4,111
R09009-09-09	MCCASKILL CRANE CREEK LLC	1314 PULASKI ST	$390,900	$357,800	$660	0.00	$0	$660
R09090-06-11	MCMURRY TIMOTHY BRYAN	1320 PULASKI ST	$311,600	$281,600	$519	0.00	$0	$519
R09086-01-08	MICHEL KYLE	900 TAYLOR ST	$124,000	$96,700	$178	0.00	$0	$178
R08916-02-07	MJ COLUMBIA LLC	1123 PARK ST	$392,300	$135,700	$250	23.50	$94	$344
R08916-02-05	MJ COLUMBIA LLC	926 GERVAIS ST	$1,450,400	$452,400	$834	70.40	$282	$1,117
R08916-02-06	MJ COLUMBIA LLC	936 GERVAIS ST	$725,400	$476,900	$879	140.00	$561	$1,441
R09086-04-06	MOON JAMES D &	900 TAYLOR ST	$124,000	$97,800	$180	0.00	$0	$180

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R09033-01-13	MUZEKARI WILLIAM T & LISA	812 HAMPTON ST	$476,000	$476,000	$878	0.00	$0	$878
R08912-11-02	NAMAN GERVAIS LLC	411 SENATE ST	$3,685,200	$3,685,200	$6,796	0.00	$0	$6,796
R09086-04-03	NELSON MULLINS RILEY &	900 TAYLOR ST	$172,200	$134,200	$247	0.00	$0	$247
R09090-05-02	NESSESSARY PROPERTIES LLC	1320 PULASKI ST	$311,600	$281,600	$519	0.00	$0	$519
R09009-09-19	NEW REAL ESTATE HOLDINGS LLC	613 LADY ST	$505,000	$505,000	$931	21.20	$85	$1,016
R08916-02-04	NEXT VENTURE LLC	916 GERVAIS ST	$4,661,700	$2,732,500	$5,039	136.50	$547	$5,586
R09086-04-16	NORWEST PROPERTIES LLC	900 TAYLOR ST	$170,300	$132,700	$245	0.00	$0	$245
R08912-07-02	OVERLOOK ASSOCIATES LLC	720 LADY ST	$1,330,700	$775,700	$1,430	58.80	$236	$1,666
R08916-03-07	P C & R	1040 GERVAIS ST	$1,584,600	$385,500	$711	0.00	$0	$711
R09090-04-09	PALMETTO CORP. OF CONWAY	1320 PULASKI ST	$377,700	$338,400	$624	0.00	$0	$624
R08916-03-09	PAPADEA COMPANY	1121 ASSEMBLY ST	$853,500	$242,300	$447	0.00	$0	$447
R08916-03-10	PAPADEA COMPANY	1109 ASSEMBLY ST	$1,276,500	$348,900	$643	0.00	$0	$643
R08916-02-08	PAR-VISTA PARTNERS LLC	1121 PARK ST	$2,013,400	$1,242,100	$2,290	86.30	$346	$2,636
R09086-01-06	PARK SIDE HORIZONAL PROPERTY	900 TAYLOR ST	$2,500	$500	$1	0.00	$0	$1
R09013-11-08	PARK STREET LLC	1211 PARK ST	$826,100	$256,500	$473	74.00	$297	$770
R09086-04-15	PATASCSIL JASON ALLEN &	900 TAYLOR ST	$124,000	$100,100	$185	0.00	$0	$185
R09009-09-14	PEAK LAPEL LLC	603 LADY ST	$390,900	$357,800	$660	20.70	$83	$743
R09009-09-20	PEIRCE PROPERTIES LLC	615 LADY ST	$390,900	$317,400	$585	20.50	$82	$667
R09013-09-17	PINNACLE INC	1009 GERVAIS ST	$947,900	$374,100	$690	33.90	$136	$826
R09013-09-18	PINNACLE INC	1015 GERVAIS ST	$949,200	$384,900	$710	34.00	$136	$846
R08916-03-08	PINNACLE INC THE	1127 ASSEMBLY ST	$785,300	$167,200	$308	0.00	$0	$308
R08916-03-06	PINNACLE INC THE	1020 GERVAIS ST	$2,184,000	$465,200	$858	105.00	$421	$1,279
R09090-06-06	POSTON HAROLD CHALMERS JR	1320 PULASKI ST	$268,200	$268,200	$495	0.00	$0	$495
R08912-05-12	PRICE AUGUST Y & VICTOR A	513 GERVAIS ST	$469,100	$469,100	$865	20.40	$82	$947
R09013-09-19	PRICE BUILDING LLC	1001 GERVAIS ST	$2,183,600	$1,012,100	$1,866	199.50	$800	$2,666
R09009-14-11	PS SOUTHEAST TWO LLC	1511 HUGER ST	$522,700	$522,700	$964	0.00	$0	$964
R09009-14-25	PS SOUTHEAST TWO LLC	401 HAMPTON ST	$8,642,100	$8,642,100	$15,936	0.00	$0	$15,936
R08912-05-06	PUBLIX SUPER MARKETS INC	501 GERVAIS ST	$7,404,600	$6,791,200	$12,523	607.90	$2,438	$14,961
R09090-03-07	QEG HOLDINGS LLC	1320 PULASKI ST	$325,000	$325,000	$599	0.00	$0	$599
R09086-03-15	RAMIREZ CHRISTIAN J JTWRS	900 TAYLOR ST	$119,700	$112,100	$207	0.00	$0	$207
R08912-07-16	RESOURCE FINANCIAL SERVICES	NX708 LADY ST	$2,038,000	$2,038,000	$3,758	109.10	$437	$4,196
R09009-10-01	RICHLAND COUNTY FORFEITED LAND COMMISSION	S/S HAMPTON ST	$200	$200	$0	0.00	$0	$0
R09086-04-13	RICHMOND ROUCE WAYNE JR	900 TAYLOR ST	$162,300	$103,400	$191	0.00	$0	$191
R09086-03-02	RICHMOND ROYCE W JR	900 TAYLOR ST	$124,000	$96,700	$178	0.00	$0	$178
R09009-09-21	RILEY SHAYLA	617 LADY ST	$390,900	$390,900	$721	21.40	$86	$807
R08912-05-13	ROBERTSON BRENTON JOHN &	515 GERVAIS ST	$469,100	$464,100	$856	20.50	$82	$938
R09090-05-12	ROSENFIELD LOUIS & CHARLENE	1320 PULASKI ST	$268,200	$261,600	$482	0.00	$0	$482
R08911-01-12	S C STATE CREDIT UNION	801 HUGER ST	$1,228,400	$575,000	$1,060	0.00	$0	$1,060
R08911-01-11	S C STATE CREDIT UNION	809 HUGER ST	$1,991,200	$1,223,900	$2,257	0.00	$0	$2,257
R08911-04-01	S C STATE EMPLOYEES CREDIT	800 HUGER ST	$21,580,600	$21,135,000	$38,973	0.00	$0	$38,973

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R09086-01-05	SAMUEL BETTIE L	900 TAYLOR ST	$124,000	$96,700	$178	0.00	$0	$178
R08912-13-01	SC ELECTRIC & GAS CO	W/S HUGER ST	$540,100	$540,100	$996	0.00	$0	$996
R08915-14-01	SC STATE CREDIT UNION	816 PULASKI ST	$1,659,600	$565,700	$1,043	0.00	$0	$1,043
R09013-11-01	SEABOARD STATION LLC	1200 LINCOLN ST	$3,119,900	$1,272,300	$2,346	571.00	$2,290	$4,636
R08915-14-02	SEABOARD SYSTEM RAILROAD INC	651 GREENE ST	$421,200	$167,200	$308	0.00	$0	$308
R09087-02-01	SECURITY FEDERAL BANK	508 HAMPTON ST	$1,556,100	$1,180,100	$2,176	0.00	$0	$2,176
R09087-01-01	SECURITY FEDERAL BANK	508 HAMPTON ST	$1,556,100	$1,180,100	$2,176	0.00	$0	$2,176
R09087-03-01	SECURITY FEDERAL BANK	508 HAMPTON ST	$1,556,100	$1,207,600	$2,227	0.00	$0	$2,227
R09086-03-09	SEMENTA MICHAEL D	900 TAYLOR ST	$170,300	$170,300	$314	0.00	$0	$314
R08911-01-15	SENATE STREET HOLDINGS LLC	1025 HUGER ST	$1,248,000	$1,248,000	$2,301	0.00	$0	$2,301
R08911-01-05	SENATE STREET HOLDINGS LLC	1043 HUGER ST	$2,626,700	$2,626,700	$4,844	0.00	$0	$4,844
R09090-05-09	SESSIONS JOHN	1320 PULASKI ST	$366,700	$322,000	$594	0.00	$0	$594
R09090-02-06	SHEALY ROBERT /JTWRS	1320 PULASKI ST	$220,000	$220,000	$406	0.00	$0	$406
R09086-01-11	SHORT JOHN	900 TAYLOR ST	$170,300	$139,200	$257	0.00	$0	$257
R08912-13-02	SILVER HILLS HUGER LLC	420 WASHINGTON ST	$2,117,000	$1,647,500	$3,038	0.00	$0	$3,038
R08912-05-11	SIMMONS OLIVER	511 GERVAIS ST	$518,100	$518,100	$955	29.30	$117	$1,073
R09086-01-13	SKY HOLDING 1	900 TAYLOR ST	$124,000	$96,700	$178	0.00	$0	$178
R08912-06-15	SMITH CECYLE C; ESTATE	N/S GERVAIS ST ST	$4,400	$4,400	$8	0.00	$0	$8
R08912-06-11	SMITH JAMES J JR	NX602 LADY ST	$365,900	$365,900	$675	259.00	$1,039	$1,713
R09009-10-02	SOUTH CAROLINA AUTOMOBILE	1410 PULASKI ST	$167,300	$155,300	$286	0.00	$0	$286
R09009-11-03	SOUTH CAROLINA AUTOMOBILE	526 HAMPTON ST	$1,727,300	$1,446,400	$2,667	0.00	$0	$2,667
R08911-02-01	SOUTH STATE BANK	1028 HUGER ST	$84,000	$84,000	$155	0.00	$0	$155
R08911-02-02	SOUTH STATE BANK	516 SENATE ST	$1,025,800	$1,025,800	$1,892	0.00	$0	$1,892
R08912-10-04	SOUTH STATE BANK	520 GERVAIS ST	$11,254,600	$8,928,800	$16,465	213.80	$857	$17,322
R09009-08-04	SOUTHERN REALTY DEVELOPMENT	1315 GADSDEN ST	$1,145,100	$575,900	$1,062	0.00	$0	$1,062
R09009-08-03	SOUTHERN REALTY DEVELOPMENT	1331 GADSDEN ST	$956,600	$598,000	$1,103	0.00	$0	$1,103
R09009-08-09	SOUTHERN REALTY DEVELOPMENT	721 LADY ST	$882,000	$882,000	$1,626	74.20	$298	$1,924
R08911-02-03	SPERO FINANCIAL FEDERAL CREDIT	1025 PULASKI ST	$857,000	$518,300	$956	0.00	$0	$956
R09089-04-01	SPRINGLADY LLC	912 LADY ST	$1,308,700	$575,100	$1,060	0.00	$0	$1,060
R09089-01-01	SPRINGLADY LLC	912 LADY ST	$1,308,700	$1,308,700	$2,413	0.00	$0	$2,413
R08912-04-01	SREE COLUMBIA VISTA LLC	511 LADY ST	$11,890,000	$7,982,600	$14,720	416.70	$1,671	$16,391
R09013-03-22	STANLEY H RONALD	1418 PARK ST	$471,600	$279,700	$516	0.00	$0	$516
R09013-03-21	STILLINGER BRIAN	1416 PARK ST	$476,600	$384,600	$709	0.00	$0	$709
R09090-04-02	STYLES EMILY B AND STYLES RANDALL C /JTWRS	1320 PULASKI ST	$305,000	$305,000	$562	0.00	$0	$562
R08916-01-02	SUTTER HROVAT GROUP INC	804 LADY ST	$279,000	$242,800	$448	43.00	$172	$620
R09090-04-03	T&M REAL ESTATE HOLDINGS LLC	1320 PULASKI ST	$324,900	$324,900	$599	0.00	$0	$599
R09013-02-22	TAYLOR COLLIER C ETAL	1428 LINCOLN ST	$110,200	$67,000	$124	0.00	$0	$124
R08912-10-13	THE MARY FRANCES BAKER BROOKS TRUST	R 513 SENATE ST	$35,700	$4,100	$8	0.00	$0	$8
R08912-10-22	THE MARY FRANCES BAKER BROOKS TRUST	N/S SENATE ST	$49,000	$9,000	$17	0.00	$0	$17
R08912-10-12	THE MARY FRANCES BAKER BROOKS TRUST	E/S SCRIVENS ALLEY	$39,400	$9,100	$17	0.00	$0	$17

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R08912-10-15	THE MARY FRANCES BAKER BROOKS TRUST	E/S SCRIVENS ALLEY	$60,200	$13,800	$25	0.00	$0	$25
R08912-10-11	THE MARY FRANCES BAKER BROOKS TRUST	509 SENATE ST	$49,000	$15,100	$28	0.00	$0	$28
R08912-10-10	THE MARY FRANCES BAKER BROOKS TRUST	511 SENATE ST	$76,000	$23,300	$43	0.00	$0	$43
R08912-10-09	THE MARY FRANCES BAKER BROOKS TRUST	513 SENATE ST	$91,100	$27,900	$51	0.00	$0	$51
R08912-10-20	THE MARY FRANCES BAKER BROOKS TRUST	1114 HUGER ST	$122,600	$35,800	$66	0.00	$0	$66
R08912-10-14	THE MARY FRANCES BAKER BROOKS TRUST	E/S SCRIVENS ALLEY	$161,300	$37,100	$68	0.00	$0	$68
R08912-10-17	THE MARY FRANCES BAKER BROOKS TRUST	1104 HUGER ST	$107,400	$43,900	$81	0.00	$0	$81
R08912-10-18	THE MARY FRANCES BAKER BROOKS TRUST	1106 HUGER ST	$108,600	$44,300	$82	0.00	$0	$82
R08912-10-21	THE MARY FRANCES BAKER BROOKS TRUST	1118 HUGER ST	$195,300	$79,700	$147	0.00	$0	$147
R08912-10-19	THE MARY FRANCES BAKER BROOKS TRUST	1108 HUGER ST	$227,200	$92,800	$171	0.00	$0	$171
R08912-10-01	THE MARY FRANCES BAKER BROOKS TRUST	500 GERVAIS ST	$165,400	$96,400	$178	51.70	$207	$385
R08912-10-16	THE MARY FRANCES BAKER BROOKS TRUST	1102 HUGER ST	$602,900	$294,200	$543	0.00	$0	$543
R08912-10-02	THE MARY FRANCES BAKER BROOKS TRUST	506 GERVAIS ST	$472,400	$273,600	$505	52.70	$211	$716
R08912-10-03	THE MARY FRANCES BAKER BROOKS TRUST	514 GERVAIS ST	$941,600	$474,900	$876	97.90	$393	$1,268
R08912-05-16	THOMAS N FORSTON JR /TRUST	521 GERVAIS ST	$469,100	$464,100	$856	19.90	$80	$936
R09086-04-10	THOMASON CLAYTON H III &	900 TAYLOR ST	$170,300	$170,300	$314	0.00	$0	$314
R09086-04-01	THOMPSON LUCY	900 TAYLOR ST	$170,300	$170,300	$314	0.00	$0	$314
R09009-09-10	TIKI PROPERTIES LLC	1312 PULASKI ST	$467,500	$390,900	$721	0.00	$0	$721
R09013-11-20	TNH LLC	1220 LINCOLN ST	$80,900	$32,100	$59	0.00	$0	$59
R09013-11-16	TNH LLC	1224 LINCOLN ST	$947,900	$511,300	$943	0.00	$0	$943
R09086-02-02	TOCOR PROPERTIES LLC	900 TAYLOR ST	$124,000	$96,700	$178	0.00	$0	$178
R09086-03-06	TONEY ANTHONY CALDWELL JR &	900 TAYLOR ST	$124,000	$103,500	$191	0.00	$0	$191
R09013-09-05	TPM REALTY LLC	1016 LADY ST	$396,200	$96,400	$178	43.30	$174	$351
R08915-14-03	TREA GREENE CROSSING LLC	810 PULASKI ST	$14,991,000	$14,991,000	$27,643	0.00	$0	$27,643
R09009-14-13	TRENBEATH ELIZABETH S	1507 HUGER ST	$141,600	$85,700	$158	0.00	$0	$158
R08911-03-31	TUTEN ENTERPRISES OF SC INC	918 HUGER ST	$468,600	$251,000	$463	0.00	$0	$463
R08911-03-30	TUTEN ENTERPRISES OF SC INC	HUGER ST	$280,000	$277,700	$512	0.00	$0	$512
R08912-08-04	TWIN PEAKS VISTA LLC	600 GERVAIS ST	$2,627,700	$2,627,700	$4,845	126.70	$508	$5,354
R09009-14-29	UNITED COMMUNITY BANK	W/S HUGER ST	$182,600	$182,600	$337	0.00	$0	$337
R09009-14-10	UNITED COMMUNITY BANK	1515 HUGER ST	$252,600	$252,600	$466	0.00	$0	$466
R09009-14-06	UNITED COMMUNITY BANK	1523 HUGER ST	$2,296,700	$1,962,400	$3,619	0.00	$0	$3,619
R08912-06-14	UTMOST ENTERPRISES INC	1218 PULASKI ST	$940,000	$940,000	$1,733	127.60	$512	$2,245
R08916-02-01	VISIONS HOLDINGS LLC	902 GERVAIS ST	$5,857,600	$1,920,300	$3,541	605.30	$2,427	$5,968
R08916-03-03	VISTA 4976 LLC	1004 GERVAIS ST	$1,115,300	$1,115,300	$2,057	51.00	$205	$2,261
R08912-08-01	VISTA COMMONS LP	1100 PULASKI ST	$21,813,500	$18,368,400	$33,871	0.00	$0	$33,871
R08916-11-14	VISTA DEPOT GARAGE LLC	E/S WAYNE ST	$1,228,800	$1,228,800	$2,266	0.00	$0	$2,266
R08916-11-13	VISTA DEPOT HOTEL LLC	N/S PENDLETON ST	$1,877,000	$1,877,000	$3,461	0.00	$0	$3,461
R08916-11-02	VISTA DEPOT MIXED-USE LLC	700 GERVAIS ST	$18,502,900	$12,061,700	$22,242	543.70	$2,180	$24,422
R08916-10-17	VISTA HOTEL PARTNERS LLC	924 SENATE ST	$25,935,100	$17,825,900	$32,871	207.40	$832	$33,703
R09013-02-10	VISTA INVESTORS LLC	1415 PARK ST	$458,500	$298,200	$550	0.00	$0	$550

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R08912-07-11	VISTA LOFTS LLC	701 GERVAIS ST	$7,205,900	$4,955,700	$9,138	707.30	$2,836	$11,975
R08912-07-01	VISTA PARTNERS LLC	708 LADY ST	$1,630,000	$517,300	$954	80.80	$324	$1,278
R08911-03-03	W2C USC ONE LLC	521 COLLEGE ST	$3,786,400	$3,786,400	$6,982	0.00	$0	$6,982
R09013-02-01	WALKER JAMES EDWARD	1432 LINCOLN ST	$383,800	$166,500	$307	0.00	$0	$307
R09013-02-18	WASHINGTON STREET LLC	911 WASHINGTON ST	$9,508,000	$7,545,500	$13,914	0.00	$0	$13,914
R08912-06-06	WEBSTER/BELSER FAMILY LIMITED	619 GERVAIS ST	$1,133,900	$439,600	$811	265.30	$1,064	$1,874
R08912-08-05	WOODLAND VILLAGE LLC &	620 GERVAIS ST	$2,233,800	$1,636,600	$3,018	142.70	$572	$3,590
R09013-09-16	XUS PMURT LLC	1013 GERVAIS ST	$548,700	$315,600	$582	34.10	$137	$719