

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
143089	143089	143003	143089	143005	143089
81.03-2-11	93.01-1-21	92.18-14-22	92.09-3-13.1	81.14-3-5	80.20-14-21
Giaccotto, Michael J	Reszel, Kerri Ann	Spates, Marvin L	Salyer, Adam	Pecoraro, Molly	Nayan, Mahabubul Israr
260 Aero Dr	26 Cloverleaf Dr	285 Claudette Ct	1144 Maryvale Dr	28 Creek Hts	207 Farmingdale Rd
210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
104	104	202	103	401	103
142203	145201	143002	143002	142203	143002
1	1	1	1	1	1
180 x 207	100 x 200	62 x 115	60 x 391	90 x 100	60 x 120
01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
1957 / 0	1956 / 0	1971 / 0	1952 / 0	1955 / 0	1963 / 0
3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
1 / N	1 / N	0 / N	0 / N	2 / Y	0 / N
1.0	1.0	1.0	1.0	1.0	1.0
2	3	3	3	3	3
1 / 1	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0
1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1918	1717	1804	1491	1269	1406
0	0	0	0	0	0
0 0	0 870	0 0	0 0	0 247	0 0
1918	1717	1804	1491	1269	1406
	480	440	696	441	506
\$13,100					
\$77,400					
\$18,000	\$12,000	\$16,000	\$18,000	\$0	\$14,000
	12/27/2019	10/24/2020	1/10/2020	4/18/2019	9/9/2020
	\$228,000	\$205,000	\$235,000	\$192,000	\$190,000
	\$231,000	\$205,000	\$237,400	\$193,400	\$190,000
	\$134.54	\$113.64	\$159.22	\$152.40	\$135.14
\$92,400	\$100,400	\$111,900	\$94,500	\$0	\$77,100
	\$223,000	\$185,500	\$235,300	\$0	\$205,300
\$221,000 (\$115.22/SFLA)					



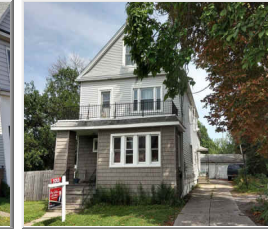
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	81.03-3-6	81.17-5-18	81.17-4-33	80.20-6-16	81.17-3-23
Owner	Hoffman, Thelma M	Yearke, Jillian L	Longenecker, Thomas	Weaver, Mary C	Parker, David J
Address	303 Aero Dr	1402 Cleveland Dr	13 Isabelle Rd	248 Ellen Dr	75 Applewood Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	103	103	103	103
School Code	142203	143002	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	90 x 383	46 x 120	50 x 121	50 x 200	52 x 189
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1957 / 0	1954 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.3	1.5	1.7	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	940	900	730	871	732
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 645
SFLA	1292	1350	1258	1250	1270
Att/Det Gar Sqft	528	352	280	294	440
Prior Land	\$8,500				
Prior Total	\$72,600				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$15,000	\$15,000
Sale Date		4/14/2020	11/22/2019	10/1/2020	9/12/2019
Sale Price		\$160,000	\$125,000	\$149,000	\$149,150
Time Adj Sale Price		\$160,800	\$127,100	\$149,000	\$152,700
TADJSP/SQFT		\$119.11	\$101.03	\$119.20	\$120.24
Total Adj Factors	\$61,400	\$58,800	\$57,700	\$59,300	\$62,400
Adjusted Sale Price		\$163,400	\$130,800	\$151,100	\$151,700
Comparable Estimate	\$148,000 (\$114.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	81.03-3-7.1	91.08-8-7	91.12-1-24	91.17-1-26	91.07-6-36
Owner	319 Aero Drive Inc	Thomas, Rayshawne D	Fears, Nakia P	Janas, Matthew Raymor	McEvoy, Philip M
Address	309 Aero Dr	191 Greenway Blvd	4452 Union Rd	360 Ellen Dr	20 Balbach Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	103	103	103	103
School Code	142203	143002	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	75 x 428	50 x 116	55 x 123	51 x 140	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1925 / 0	1954 / 0	1941 / 0	1954 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	2.0	1.7	1.5	2.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	952	1222	910	1136	1116
2nd Sty Area	0	528	0	0	0
Fin Bsmt/Fin Rec Rm	0 220	0 0	0 0	0 200	0 0
SFLA	1750	1750	1592	1488	1674
Att/Det Gar Sqft	392	391	528	440	480
Prior Land	\$7,100				
Prior Total	\$80,300				
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$13,000	\$13,000
Sale Date		5/20/2020	4/14/2020	10/22/2019	8/20/2020
Sale Price		\$182,000	\$156,000	\$162,000	\$175,000
Time Adj Sale Price		\$182,600	\$156,800	\$165,300	\$175,000
TADJSP/SQFT		\$104.34	\$98.49	\$111.09	\$104.54
Total Adj Factors	\$80,000	\$74,600	\$69,700	\$67,900	\$72,600
Adjusted Sale Price		\$188,000	\$167,100	\$177,400	\$182,400
Comparable Estimate	\$173,000 (\$98.86/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	81.03-3-8.1	91.11-1-19	113.08-2-10.1	101.28-5-8	91.05-4-20	80.70-2-25
Owner	319 Aero Drive Inc	Guenther, Mark C	Dolce, Jason R	Frances Dugan, Andrew	Guth, Gregory	Samia, Sunia
Address	319 Aero Dr	572 Beach Rd	160 Como Park Blvd	36 David Ave	3549 Harlem Rd	81 Concord Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	103	123	105	102	101
School Code	142203	143002	143001	143001	143003	143003
Site No.	1	1	1	1	1	1
Land Size	.41	50 x 150	80 x 110	60 x 135	35 x 135	43 x 170
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1845 / 0	1925 / 0	1890 / 0	1915 / 0	1927 / 0	1937 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1368	1296	1302	1624	1264	1116
2nd Sty Area	1308	0	1302	902	1072	1098
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2676	2336	2604	2717	2336	2214
Att/Det Gar Sqft	400	700	672	462	576	528
Prior Land	\$12,800					
Prior Total	\$180,000					
Comp Land Estimate	\$9,000	\$13,000	\$0	\$12,000	\$12,600	\$14,000
Sale Date		9/11/2020	10/19/2020	9/16/2019	7/23/2019	11/20/2019
Sale Price		\$200,000	\$160,050	\$109,900	\$133,000	\$148,000
Time Adj Sale Price		\$200,000	\$160,100	\$112,500	\$137,000	\$150,500
TADJSP/SQFT		\$85.62	\$61.48	\$41.41	\$58.65	\$67.98
Total Adj Factors	\$80,600	\$92,900	\$0	\$48,100	\$67,800	\$71,700
Adjusted Sale Price		\$187,700	\$0	\$145,000	\$149,800	\$159,400
Comparable Estimate	\$160,000 (\$59.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	92.02-1-6	91.08-8-7	80.19-5-20	91.07-9-19	92.05-4-12
Owner	555 Aero LLC	Thomas, Rayshawne D	Decker, David J	Darby, Robert C II	Hulett, Charlene
Address	555 Aero Dr	191 Greenway Blvd	962 Beach Rd	39 St Paul Ct	126 Princeton Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	103	103	103	111
School Code	145201	143002	143003	143002	143002
Site No.	2	1	1	1	1
Land Size	100 x 236	50 x 116	52 x 410	82 x 103	55 x 143
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1947 / 0	1954 / 0	1938 / 0	1952 / 0	1957 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	2.0	2.0	2.0	1.5
Bedrooms	3	3	4	3	2
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1397	1222	1136	1334	1088
2nd Sty Area	0	528	1080	780	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 360	0 0	0 0
SFLA	2081	1750	2216	2114	1520
Att/Det Gar Sqft	744	391	200	580	286
Prior Land	\$30,700				
Prior Total	\$100,000				
Comp Land Estimate	\$12,000	\$12,000	\$16,000	\$16,000	\$14,000
Sale Date		5/20/2020	5/20/2020	12/6/2019	9/24/2020
Sale Price		\$182,000	\$150,000	\$186,000	\$145,000
Time Adj Sale Price		\$182,600	\$150,500	\$188,500	\$145,000
TADJSP/SQFT		\$104.34	\$67.92	\$89.17	\$95.39
Total Adj Factors	\$61,500	\$74,600	\$93,300	\$93,800	\$70,600
Adjusted Sale Price		\$169,500	\$118,700	\$156,200	\$135,900
Comparable Estimate	\$144,000 (\$69.2/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143003	143089	143089	143001	143089
Print Key	81.04-1-6	104.69-6-2	90.84-2-57	91.11-7-14.1	112.27-1-50	102.45-5-38
Owner	Kihl, Paul J	Whiteford, Martin E	Lowville Enterprises LL	Abdullah, Mohanad T	Chowdhury Shuvo, Aaq	Ha, Andrew
Address	570 Aero Dr	4655 Broadway St	105 East End Ave	436 Beach Rd	2067 Broadway St	121 Reo Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	104	206	105	103	301	105
School Code	145201	143007	143001	143002	143009	143001
Site No.	1	1	1	1	1	1
Land Size	192 x 205	50 x 125	30 x 111	71 x 160	30 x 132	30 x 134
Building Style	14 other	08 Old style	08 Old style	12 Duplex	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1927 / 0	1900 / 0	1952 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5	2.0
Bedrooms	4	7	5	5	6	7
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 1	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1464	1220	1400	1650	1268	1674
2nd Sty Area	672	888	968	1650	0	1584
Fin Bsmt/Fin Rec Rm	0 0	0 1048	0 0	0 825	0 0	0 0
SFLA	2136	2108	2368	3300	1970	3258
Att/Det Gar Sqft	600	504	323	648	360	
Prior Land	\$13,500					
Prior Total	\$106,500					
Comp Land Estimate	\$19,000	\$0	\$7,000	\$16,000	\$8,000	\$0
Sale Date		10/23/2020	11/21/2019	3/5/2018	10/10/2020	9/3/2019
Sale Price		\$135,000	\$74,900	\$155,000	\$110,000	\$166,000
Time Adj Sale Price		\$135,000	\$76,200	\$172,300	\$110,000	\$169,900
TADJSP/SQFT		\$64.04	\$32.18	\$52.21	\$55.84	\$52.15
Total Adj Factors	\$82,100	\$0	\$27,100	\$144,000	\$30,000	\$0
Adjusted Sale Price		\$0	\$131,200	\$110,400	\$162,100	\$0
Comparable Estimate	\$135,000 (\$63.2/SFLA)					



SWIS	143089	143089	143003	143089	143089	143089
Print Key	92.02-1-7	92.14-5-21	104.05-3-8.1	80.19-1-1	80.19-4-7	91.12-4-1
Owner	Olijnyk, Kathleen A	Elmore, Kristen Viola	Costa, Perry	Hayward, Humayyah L	Russell, Judith	Rubeck, Spencer
Address	573 Aero Dr	230 Crandon Blvd	5954 Transit Rd	116 Yvonne Ave	16 Wilshire Rd	85 Unionvale Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	111	205	102	103	103
School Code	145201	143002	143007	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	100 x 469	75 x 105	80 x 100	50 x 107	40 x 160	60 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1965 / 0	1947 / 0	1960 / 0	1957 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	5	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1060	1092	1036	1144	1080	850
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1855	1911	1813	2002	1930	1772
Att/Det Gar Sqft	484			440		275
Prior Land	\$9,500					
Prior Total	\$90,000					
Comp Land Estimate	\$12,000	\$16,000	\$0	\$14,800	\$13,000	\$15,000
Sale Date		11/1/2019	5/1/2019	2/21/2020	11/16/2018	6/19/2018
Sale Price		\$153,000	\$105,000	\$165,000	\$110,000	\$154,900
Time Adj Sale Price		\$155,600	\$108,900	\$166,400	\$116,900	\$169,400
TADJSP/SQFT		\$81.42	\$60.07	\$83.12	\$60.57	\$95.60
Total Adj Factors	\$78,500	\$84,600	\$0	\$79,800	\$60,900	\$85,700
Adjusted Sale Price		\$149,500	\$0	\$165,100	\$134,500	\$162,200
Comparable Estimate	\$153,000 (\$82.48/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	81.04-1-7	92.18-12-48	92.09-4-23	81.17-1-26	91.52-3-16	91.20-2-28
Owner	Miranda, David	Powers, Shawn	Gabryszak, Richard	Janas, Matthew Raymor	Wilson, Zachary	Richards, Paul
Address	576 Aero Dr	58 Temple Dr	86 Cayuga Rd	360 Ellen Dr	61 Christa Pl	166 Northcrest Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	111	103	103	103	109
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	110 x 247	55 x 104	55 x 133	51 x 140	58 x 119	55 x 134
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1957 / 0	1950 / 0	1954 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	2	3	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1373	1088	988	1136	1014	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 0	0 0	0 200	0 0	0 403
SFLA	1553	1520	1482	1488	1521	1553
Att/Det Gar Sqft	299	286	280	440	576	260
Prior Land	\$10,000					
Prior Total	\$100,000					
Comp Land Estimate	\$13,000	\$14,000	\$14,000	\$13,000	\$13,000	\$18,000
Sale Date		9/24/2020	10/5/2020	10/22/2019	9/3/2020	8/26/2020
Sale Price		\$145,000	\$132,000	\$162,000	\$170,600	\$158,888
Time Adj Sale Price		\$145,000	\$132,000	\$165,300	\$170,600	\$158,900
TADJSP/SQFT		\$95.39	\$89.07	\$111.09	\$112.16	\$102.32
Total Adj Factors	\$73,700	\$70,600	\$64,100	\$67,900	\$54,900	\$69,300
Adjusted Sale Price		\$148,100	\$141,600	\$171,100	\$189,400	\$163,300
Comparable Estimate	\$163,000 (\$104.96/SFLA)					



SWIS	143089	143089	143089	143089	143089	143003
Print Key	81.04-1-8	91.20-1-1	92.14-5-21	102.12-6-9	102.08-9-2	104.05-3-8.1
Owner	Hossenlopp, David A	Moses, Carolyn	Elmore, Kristen Viola	Booth, Patricia	Kaur, Amarjit	Costa, Perry
Address	580 Aero Dr	3357 Genesee St	230 Crandon Blvd	71 Zoerb Ave	36 Wellington Rd	5954 Transit Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	109	111	110	110	205
School Code	145201	143002	143002	143001	143002	143007
Site No.	1	1	1	1	1	1
Land Size	133 x 335	217 x 200	75 x 105	45 x 147	50 x 125	80 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1943 / 0	1965 / 0	1961 / 0	1970 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / Y	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.7	2.0	1.5
Bedrooms	2	3	5	5	6	4
Full/Half Baths	2 / 1	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1425	1502	1092	1232	1384	1036
2nd Sty Area	723	399	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	2832	2510	1911	2156	2320	1813
Att/Det Gar Sqft	680	576		576	528	
Prior Land	\$11,300					
Prior Total	\$130,000					
Comp Land Estimate	\$15,000	\$37,000	\$16,000	\$16,100	\$16,000	\$0
Sale Date		3/6/2020	11/1/2019	5/28/2020	11/27/2018	5/1/2019
Sale Price		\$190,000	\$153,000	\$185,000	\$161,000	\$105,000
Time Adj Sale Price		\$191,300	\$155,600	\$185,600	\$171,100	\$108,900
TADJSP/SQFT		\$76.22	\$81.42	\$86.09	\$73.75	\$60.07
Total Adj Factors	\$128,800	\$121,200	\$84,600	\$97,200	\$103,100	\$0
Adjusted Sale Price		\$198,900	\$199,800	\$217,200	\$196,800	\$0
Comparable Estimate	\$203,000 (\$71.68/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143089	143003
Print Key	81.04-1-10	92.14-2-6.211	103.07-5-24	92.19-7-15	103.07-6-13
Owner	Wong, Sun	Jonas, India S	Mokan, Jessica L	Bly, Timothy	Piotrowski, Julie
Address	598 Aero Dr	90 Crandon Blvd	33 Dean Rd	149 Hyland Rd	41 Hyland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	111	202	111	202
School Code	145201	143002	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	98 x 305	82 x 133	80 x 110	80 x 110	82 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1900 / 0	1938 / 0	1939 / 0	1940 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	2.0	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	914	1166	864	1048	790
2nd Sty Area	0	0	0	630	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 870
SFLA	1395	1403	1323	1678	1150
Att/Det Gar Sqft	440	528	384	384	624
Prior Land	\$9,000				
Prior Total	\$70,000				
Comp Land Estimate	\$12,000	\$18,000	\$18,000	\$0	\$18,000
Sale Date		6/24/2019	9/20/2019	8/20/2018	9/4/2018
Sale Price		\$165,000	\$129,980	\$146,000	\$150,000
Time Adj Sale Price		\$170,500	\$133,000	\$157,800	\$161,200
TADJSP/SQFT		\$121.53	\$100.53	\$94.04	\$140.17
Total Adj Factors	\$49,900	\$82,800	\$61,100	\$0	\$86,800
Adjusted Sale Price		\$137,600	\$121,800	\$0	\$124,300
Comparable Estimate	\$159,000 (\$113.98/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	92.02-1-9	81.17-5-18	92.09-4-44	81.17-4-33	92.09-4-23
Owner	TDB Properties LLC	Yearke, Jillian L	Pelz, Adrienne	Longenecker, Thomas	Gabryszak, Richard
Address	601 Aero Dr	1402 Cleveland Dr	24 Sandra Dr	13 Isabelle Rd	86 Cayuga Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	103	103	103	109
School Code	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	100 x 431	46 x 120	50 x 131	50 x 121	55 x 133
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1955 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	2	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	900	884	730	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450
SFLA	1326	1350	1326	1258	1482
Att/Det Gar Sqft	600	352	280	280	336
Prior Land	\$9,500				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$14,000
Sale Date		4/14/2020	3/20/2020	11/22/2019	10/5/2020
Sale Price		\$160,000	\$115,000	\$125,000	\$132,000
Time Adj Sale Price		\$160,800	\$115,800	\$127,100	\$132,000
TADJSP/SQFT		\$119.11	\$87.33	\$101.03	\$89.07
Total Adj Factors	\$66,500	\$58,800	\$58,500	\$57,700	\$64,100
Adjusted Sale Price		\$168,500	\$123,800	\$135,900	\$134,400
Comparable Estimate	\$139,000 (\$104.83/SFLA)				



SWIS	143089	143089	143003	143089	143089	143089
Print Key	81.04-1-11	93.01-1-21	92.18-13-61	92.14-4-3	92.19-4-6	92.18-11-23
Owner	Eichner, Brian J	Reszel, Kerri Ann	Kane, John J II	Carlson, Craig	Robak, David D	Strychalski, Timothy
Address	636 Aero Dr	26 Cloverleaf Dr	232 Claudette Ct	70 Harbour Dr	92 Banko Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	202	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	240 x 290	100 x 200	60 x 144	89 x 122	61 x 108	65 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1945 / 0	1956 / 0	1970 / 0	1964 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1424	1717	1432	1220	1336	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 690	0 438
SFLA	1424	1717	1432	1220	1336	1316
Att/Det Gar Sqft		480	308	280	352	484
Prior Land	\$16,100					
Prior Total	\$62,900					
Comp Land Estimate	\$23,000	\$12,000	\$17,000	\$18,000	\$15,000	\$15,000
Sale Date		12/27/2019	7/1/2020	4/24/2020	9/18/2020	8/31/2020
Sale Price		\$228,000	\$171,500	\$150,000	\$175,000	\$192,000
Time Adj Sale Price		\$231,000	\$171,500	\$150,800	\$175,000	\$192,000
TADJSP/SQFT		\$134.54	\$119.76	\$123.61	\$130.99	\$145.90
Total Adj Factors	\$49,000	\$100,400	\$88,700	\$74,000	\$80,800	\$80,800
Adjusted Sale Price		\$179,600	\$131,800	\$125,800	\$143,200	\$160,200
Comparable Estimate	\$152,000 (\$106.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143003
Print Key	92.02-2-1	92.09-4-16	91.08-7-14	92.09-2-16	93.17-8-22
Owner	Carline, Kimberly	Staufenberger, Richard	Quandt, Milton	Starke, Stephen	Lajeunesse, Robert
Address	707 Aero Dr	122 Cayuga Rd	174 Greenway Blvd	80 Marilyn Dr	14 Princeton Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	103	103	103	201
School Code	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1
Land Size	195 x 117	50 x 125	50 x 120	83 x 214	52 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1954 / 0	1951 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	704	660	690
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 364
SFLA	1080	1080	1024	990	1020
Att/Det Gar Sqft	520	576	308		400
Prior Land	\$15,600				
Prior Total	\$55,200				
Comp Land Estimate	\$15,000	\$13,000	\$12,000	\$20,000	\$14,000
					\$0
Sale Date		4/21/2020	3/12/2020	5/20/2020	11/8/2019
Sale Price		\$130,000	\$140,000	\$115,000	\$130,000
Time Adj Sale Price		\$130,700	\$140,900	\$115,400	\$132,200
TADJSP/SQFT		\$121.02	\$137.60	\$116.57	\$129.61
					\$131.20
Total Adj Factors	\$61,900	\$53,400	\$48,300	\$48,600	\$50,500
Adjusted Sale Price		\$139,200	\$154,500	\$128,700	\$143,600
					\$0
Comparable Estimate	\$142,000 (\$131.48/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143003	143089	143089
Print Key	92.02-2-2	92.18-12-48	91.08-8-7	93.13-9-24	93.01-1-21	92.09-4-23
Owner	Martzolf, Jerry	Powers, Shawn	Thomas, Rayshawne D	Pritchard, Jeffrey W	Reszel, Kerri Ann	Gabryszak, Richard
Address	711 Aero Dr	58 Temple Dr	191 Greenway Blvd	35 George St	26 Cloverleaf Dr	86 Cayuga Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	111	103	201	104	103
School Code	145201	143002	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	55 x 104	50 x 116	75 x 121	100 x 200	55 x 133
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1957 / 0	1954 / 0	1953 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	2.0	1.7	1.0	1.5
Bedrooms	4	2	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1060	1088	1222	884	1717	988
2nd Sty Area	0	0	528	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 884	0 870	0 0
SFLA	1645	1520	1750	1547	1717	1482
Att/Det Gar Sqft	616	286	391	352	480	280
Prior Land	\$12,600					
Prior Total	\$82,300					
Comp Land Estimate	\$7,000	\$14,000	\$12,000	\$0	\$12,000	\$14,000
Sale Date		9/24/2020	5/20/2020	5/7/2019	12/27/2019	10/5/2020
Sale Price		\$145,000	\$182,000	\$157,000	\$228,000	\$132,000
Time Adj Sale Price		\$145,000	\$182,600	\$162,800	\$231,000	\$132,000
TADJSP/SQFT		\$95.39	\$104.34	\$105.24	\$134.54	\$89.07
Total Adj Factors	\$82,700	\$70,600	\$74,600	\$0	\$100,400	\$64,100
Adjusted Sale Price		\$157,100	\$190,700	\$0	\$213,300	\$150,600
Comparable Estimate	\$178,000 (\$108.21/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143003	143089	143003	143089
Print Key	92.13-4-36	103.06-2-34	91.12-4-4	103.06-6-11	103.09-11-12
Owner	Gilinger, Judith M	Bailey, Rhiannon M	Jones, Kimberly	Gaglione, Michael S	Forgie, Jeffrey M Jr
Address	102 Buell Ave	8 Mary Lou Dr	103 Unionvale Rd	60 Karen Ln	16 Bahama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	203	103	203	110
School Code	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	53 x 105	60 x 160	52 x 105	55 x 128
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1970 / 0	1940 / 0	1967 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	4	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	1134	790	816	970
2nd Sty Area	864	594	810	659	840
Fin Bsmt/Fin Rec Rm	0 480	0 240	0 0	0 437	0 390
SFLA	1728	1728	1600	1475	1810
Att/Det Gar Sqft	606	286	484	308	300
Prior Land	\$13,100				
Prior Total	\$91,900				
Comp Land Estimate	\$8,000	\$0	\$15,000	\$0	\$17,100
Sale Date		11/4/2019	9/10/2020	10/15/2020	12/14/2018
Sale Price		\$164,900	\$190,000	\$211,000	\$177,000
Time Adj Sale Price		\$167,700	\$190,000	\$211,000	\$187,000
TADJSP/SQFT		\$97.05	\$118.75	\$143.05	\$103.31
Total Adj Factors	\$74,400	\$0	\$72,900	\$0	\$98,800
Adjusted Sale Price		\$0	\$191,500	\$0	\$162,600
Comparable Estimate	\$178,000 (\$103.01/SFLA)				\$93,400 \$179,900



SWIS	143089	143089	143089	143003	143089	143089
Print Key	92.13-4-30	92.13-3-35	92.17-2-5	92.18-17-1.1	92.09-4-44	92.18-12-48
Owner	Fialkiewicz, Dolores R	Sobolewski, Michael P	Storms, Zachary D	Brown, Arielle N	Pelz, Adrienne	Powers, Shawn
Address	109 Buell Ave	59 Roxborough Ave	191 Chapel Ave	57 Meadowlawn Rd	24 Sandra Dr	58 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	109	109	202	103	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	102 x 210	50 x 120	50 x 125	60 x 130	50 x 131	55 x 104
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1946 / 0	1954 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	2	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	913	826	842	976	884	1088
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 450	0 0	0 0	0 0	0 0
SFLA	1332	1392	1263	1289	1326	1520
Att/Det Gar Sqft	300	336	440	220	280	286
Prior Land	\$19,400					
Prior Total	\$80,100					
Comp Land Estimate	\$12,000	\$16,000	\$16,000	\$16,000	\$13,000	\$14,000
Sale Date		3/3/2020	6/10/2020	12/20/2019	3/20/2020	9/24/2020
Sale Price		\$134,500	\$155,000	\$143,500	\$115,000	\$145,000
Time Adj Sale Price		\$135,400	\$155,300	\$145,400	\$115,800	\$145,000
TADJSP/SQFT		\$97.27	\$122.96	\$112.80	\$87.33	\$95.39
Total Adj Factors	\$73,300	\$67,900	\$60,200	\$72,800	\$58,500	\$70,600
Adjusted Sale Price		\$140,800	\$168,400	\$145,900	\$130,600	\$147,700
Comparable Estimate	\$147,000 (\$110.36/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.13-4-35	92.18-10-11	92.18-12-1	92.18-11-51	92.17-2-19	92.18-9-4
Owner	Muszynski, Carol M	Wohlfahrt, Kellie J	Panus, Cassandra	Champagne, Nicole M	Brautlacht, Brian A	Semertzides, Christina
Address	110 Buell Ave	47 Diane Dr	105 Homeworth Pkwy	30 Diane Dr	240 Northcrest Ave	55 Lydia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	111	111	111	109	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	76 x 83	60 x 104	75 x 105	60 x 104	55 x 127	50 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1950 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1050	1038	1040	1048	1099	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 378	0 0	0 0	0 798	0 0	0 0
SFLA	1050	1038	1040	1048	1099	1174
Att/Det Gar Sqft	320	280	440	440	280	308
Prior Land	\$11,000					
Prior Total	\$76,100					
Comp Land Estimate	\$7,000	\$14,000	\$16,000	\$14,000	\$18,000	\$14,000
Sale Date		6/2/2020	10/1/2020	1/13/2020	4/28/2020	10/1/2020
Sale Price		\$130,000	\$158,200	\$135,000	\$135,000	\$175,000
Time Adj Sale Price		\$130,200	\$158,200	\$136,400	\$135,700	\$175,000
TADJSP/SQFT		\$125.43	\$152.12	\$130.15	\$123.48	\$149.06
Total Adj Factors	\$64,400	\$64,100	\$66,400	\$68,600	\$62,100	\$73,300
Adjusted Sale Price		\$130,500	\$156,200	\$132,200	\$138,000	\$166,100
Comparable Estimate	\$145,000 (\$138.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143003	143089
Print Key	92.13-4-31	92.17-2-5	92.09-4-16	92.18-17-1.1	92.17-10-1
Owner	Denisco, Phyllis S	Storms, Zachary D	Staufenberger, Richard	Brown, Arielle N	Tallman, Danielle M
Address	113 Buell Ave	191 Chapel Ave	122 Cayuga Rd	57 Meadowlawn Rd	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	109	103	202	110
School Code	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	77 x 210	50 x 125	50 x 125	60 x 130	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1946 / 0	1950 / 0	1954 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	840	842	720	976	823
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 403
SFLA	1176	1263	1080	1289	1234
Att/Det Gar Sqft	600	440	576	220	308
Prior Land	\$16,300				
Prior Total	\$65,000				
Comp Land Estimate	\$10,000	\$16,000	\$13,000	\$16,000	\$15,800
Sale Date		6/10/2020	4/21/2020	12/20/2019	7/3/2019
Sale Price		\$155,000	\$130,000	\$143,500	\$150,000
Time Adj Sale Price		\$155,300	\$130,700	\$145,400	\$154,500
TADJSP/SQFT		\$122.96	\$121.02	\$112.80	\$125.20
Total Adj Factors	\$69,600	\$60,200	\$53,400	\$72,800	\$66,100
Adjusted Sale Price		\$164,700	\$146,900	\$142,200	\$158,000
Comparable Estimate	\$152,000 (\$129.25/SFLA)				\$137,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	92.13-4-34	92.18-12-48	91.20-2-28	92.09-4-23	91.52-3-16
Owner	Kraus , Gordon M	Powers, Shawn	Richards, Paul	Gabryszak, Richard	Wilson, Zachary
Address	114 Buell Ave	58 Temple Dr	166 Northcrest Ave	86 Cayuga Rd	61 Christa Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	111	109	103	103
School Code	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1
Land Size	60 x 83	55 x 104	55 x 134	55 x 133	58 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1949 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1266	1088	806	988	1014
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 403	0 0	0 0
SFLA	1530	1520	1553	1482	1521
Att/Det Gar Sqft	627	286	260	280	576
Prior Land	\$9,700				
Prior Total	\$83,200				
Comp Land Estimate	\$6,000	\$14,000	\$18,000	\$14,000	\$13,000
Sale Date		9/24/2020	8/26/2020	10/5/2020	9/3/2020
Sale Price		\$145,000	\$158,888	\$132,000	\$170,600
Time Adj Sale Price		\$145,000	\$158,900	\$132,000	\$170,600
TADJSP/SQFT		\$95.39	\$102.32	\$89.07	\$112.16
Total Adj Factors	\$75,100	\$70,600	\$69,300	\$64,100	\$54,900
Adjusted Sale Price		\$149,500	\$164,700	\$143,000	\$190,800
Comparable Estimate	\$158,000 (\$103.27/SFLA)				



SWIS	143089	143089	143089	143003	143003	143003
Print Key	93.01-1-20	93.01-1-24.1	93.01-1-21	93.13-9-41	92.20-6-18	103.08-1-49
Owner	Marauder Enterprises L	Fraser, Ryan	Reszel, Kerri Ann	Grande, Lyndsey	Bauth, Alison M	Metz, Sasha
Address	24 Cloverleaf Dr	32 Cloverleaf Dr	26 Cloverleaf Dr	119 Lee St	26 Michele Dr	2686 George Urban Blvr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	104	201	201	204
School Code	145201	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	100 x 200	90 x 200	100 x 200	73 x 130	65 x 110	60 x 125
Building Style	01 Ranch	05 Colonial	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1975 / 0	1956 / 0	1957 / 0	1960 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	0 / N	1 / N	1 / N
Stories	1.0	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	2840	1627	1717	1608	1820	1704
2nd Sty Area	0	1328	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 870	0 0	0 0	0 0
SFLA	2840	2955	1717	1608	1820	1704
Att/Det Gar Sqft	460	537	480		240	288
Prior Land	\$8,900					
Prior Total	\$159,700					
Comp Land Estimate	\$12,000	\$11,000	\$12,000	\$0	\$0	\$0
Sale Date		9/10/2020	12/27/2019	2/3/2020	5/10/2019	7/17/2020
Sale Price		\$340,000	\$228,000	\$137,500	\$145,000	\$154,000
Time Adj Sale Price		\$340,000	\$231,000	\$138,600	\$150,400	\$154,000
TADJSP/SQFT		\$115.06	\$134.54	\$86.19	\$82.64	\$90.38
Total Adj Factors	\$167,700	\$153,200	\$100,400	\$0	\$0	\$0
Adjusted Sale Price		\$354,500	\$298,300	\$0	\$0	\$0
Comparable Estimate	\$326,000 (\$114.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143003	143003
Print Key	93.01-1-21	93.01-1-21	93.13-9-41	103.08-1-49	92.20-8-15
Owner	Reszel, Kerri Ann	Reszel, Kerri Ann	Grande, Lyndsey	Metz, Sasha	Cobb, William J
Address	26 Cloverleaf Dr	26 Cloverleaf Dr	119 Lee St	2686 George Urban Blv	76 Susan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	204	201
School Code	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 200	73 x 130	60 x 125	65 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1960 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1717	1717	1608	1704	1552
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 870	0 870	0 0	0 0	0 0
SFLA	1717	1717	1608	1704	1552
Att/Det Gar Sqft	480	480		288	384
Prior Land	\$8,900				
Prior Total	\$120,000				
Comp Land Estimate	\$12,000	\$12,000	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	7/17/2020	9/29/2020
Sale Price		\$228,000	\$137,500	\$154,000	\$151,500
Time Adj Sale Price		\$231,000	\$138,600	\$154,000	\$151,500
TADJSP/SQFT		\$134.54	\$86.19	\$90.38	\$97.62
Total Adj Factors	\$100,400	\$100,400	\$0	\$0	\$0
Adjusted Sale Price		\$231,000	\$0	\$0	\$0
Comparable Estimate	\$231,000 (\$134.54/SFLA)				



SWIS	143089	143089	143003	143003	143003	143003
Print Key	93.01-1-22	93.01-1-21	93.13-9-41	103.08-1-49	92.20-8-15	92.20-2-4
Owner	Salvatore, Barbara D	Reszel, Kerri Ann	Grande, Lyndsey	Metz, Sasha	Cobb, William J	Smith, Crystal Lynn
Address	28 Cloverleaf Dr	26 Cloverleaf Dr	119 Lee St	2686 George Urban Blv	76 Susan Dr	64 Beverly Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	204	201	201
School Code	145201	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	100 x 200	100 x 200	73 x 130	60 x 125	65 x 140	67 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1960 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1751	1717	1608	1704	1552	1733
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1080	0 870	0 0	0 0	0 0	0 0
SFLA	1751	1717	1608	1704	1552	1733
Att/Det Gar Sqft	504	480		288	384	
Prior Land	\$8,900					
Prior Total	\$127,700					
Comp Land Estimate	\$12,000	\$12,000	\$0	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	7/17/2020	9/29/2020	2/20/2019
Sale Price		\$228,000	\$137,500	\$154,000	\$151,500	\$126,300
Time Adj Sale Price		\$231,000	\$138,600	\$154,000	\$151,500	\$132,200
TADJSP/SQFT		\$134.54	\$86.19	\$90.38	\$97.62	\$76.28
Total Adj Factors	\$112,100	\$100,400	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$242,700	\$0	\$0	\$0	\$0
Comparable Estimate	\$243,000 (\$138.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143003	143003
Print Key	93.01-1-23	93.01-1-21	93.13-9-41	92.20-6-18	92.20-6-33
Owner	Wheeler, Jeff J	Reszel, Kerri Ann	Grande, Lyndsey	Bauth, Alison M	Metz, Sasha
Address	30 Cloverleaf Dr	26 Cloverleaf Dr	119 Lee St	26 Michele Dr	2686 George Urban Blvr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	201	201
School Code	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 200	73 x 130	65 x 110	60 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1957 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	2 / 1	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	2099	1717	1608	1820	1704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0
SFLA	2099	1717	1608	1820	1704
Att/Det Gar Sqft	704	480		240	288
Prior Land	\$8,900				
Prior Total	\$145,200				
Comp Land Estimate	\$12,000	\$12,000	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	5/10/2019	7/17/2020
Sale Price		\$228,000	\$137,500	\$145,000	\$154,000
Time Adj Sale Price		\$231,000	\$138,600	\$150,400	\$154,000
TADJSP/SQFT		\$134.54	\$86.19	\$82.64	\$90.38
Total Adj Factors	\$124,100	\$100,400	\$0	\$0	\$0
Adjusted Sale Price		\$254,700	\$0	\$0	\$0
Comparable Estimate	\$255,000 (\$121.49/SFLA)				



SWIS	143089	143089	143003	143003	143089	143003
Print Key	93.01-1-24.1	93.01-1-24.1	93.13-4-22	92.18-14-26	93.01-1-21	93.17-11-26
Owner	Fraser, Ryan	Fraser, Ryan	Diaz Lebron, Carmen E	Nguyen, Trang	Reszel, Kerri Ann	Ahmed, Ali Adam
Address	32 Cloverleaf Dr	32 Cloverleaf Dr	110 Patsy Ln	303 Claudette Ct	26 Cloverleaf Dr	18 Mona Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	202	104	201
School Code	145201	145201	145201	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	90 x 200	90 x 200	58 x 140	69 x 113	100 x 200	60 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	01 Ranch	05 Colonial
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1966 / 0	1970 / 0	1956 / 0	1960 / 0
Condition	4 Good	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / Y	2 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.0	2.0
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1627	1627	1166	1158	1717	792
2nd Sty Area	1328	1328	837	974	0	825
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 870	0 0
SFLA	2955	2955	2003	2132	1717	1617
Att/Det Gar Sqft	537	537	552	552	480	288
Prior Land	\$8,900					
Prior Total	\$154,800					
Comp Land Estimate	\$11,000	\$11,000	\$0	\$17,000	\$12,000	\$0
Sale Date		9/10/2020	1/8/2020	7/30/2019	12/27/2019	3/10/2020
Sale Price		\$340,000	\$170,000	\$133,000	\$228,000	\$161,777
Time Adj Sale Price		\$340,000	\$171,700	\$137,000	\$231,000	\$162,900
TADJSP/SQFT		\$115.06	\$85.72	\$64.26	\$134.54	\$100.74
Total Adj Factors	\$153,200	\$153,200	\$0	\$70,200	\$100,400	\$0
Adjusted Sale Price		\$340,000	\$0	\$220,000	\$283,800	\$0
Comparable Estimate	\$312,000 (\$105.58/SFLA)					



SWIS	143089	143089	143003	143003	143003	143003
Print Key	93.01-1-26.21	93.01-1-21	93.13-9-41	92.20-1-23	103.08-1-49	92.20-6-18
Owner	Hillman, Susan	Reszel, Kerri Ann	Grande, Lyndsey	Gleason, Brandon	Metz, Sasha	Bauth, Alison M
Address	34 Cloverleaf Dr	26 Cloverleaf Dr	119 Lee St	75 Alys Dr	2686 George Urban Blvr	26 Michele Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	201	204	201
School Code	145201	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	110 x 200	100 x 200	73 x 130	98 x 114	60 x 125	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2005 / 0	1956 / 0	1957 / 0	1955 / 2017	1960 / 0	1960 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	2	3	3
Full/Half Baths	3 / 1	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1839	1717	1608	1412	1704	1820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0	0 0
SFLA	1839	1717	1608	1412	1704	1820
Att/Det Gar Sqft	654	480		262 310	288	240
Prior Land	\$27,300					
Prior Total	\$191,900					
Comp Land Estimate	\$12,000	\$12,000	\$0	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	2/7/2020	7/17/2020	5/10/2019
Sale Price		\$228,000	\$137,500	\$230,000	\$154,000	\$145,000
Time Adj Sale Price		\$231,000	\$138,600	\$231,900	\$154,000	\$150,400
TADJSP/SQFT		\$134.54	\$86.19	\$164.24	\$90.38	\$82.64
Total Adj Factors	\$163,500	\$100,400	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$294,100	\$0	\$0	\$0	\$0
Comparable Estimate	\$294,000 (\$159.87/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	81.03-2-3	91.08-8-7	80.19-5-20	80.19-5-18	81.17-1-26	91.06-6-3
Owner	Gonzalez, Perla L	Thomas, Rayshawne D	Decker, David J	Salzman, Nicole S	Janas, Matthew Raymo	Bartnik, Garrett E
Address	136 Ellicott Creek Rd	191 Greenway Blvd	962 Beach Rd	968 Beach Rd	360 Ellen Dr	76 Birkdale Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	103	103	103	103	102
School Code	142203	143002	143003	143003	143002	143003
Site No.	1	1	1	1	1	1
Land Size	84 x 195	50 x 116	52 x 410	48 x 412	51 x 140	75 x 94
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1939 / 0	1954 / 0	1938 / 0	1947 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.7	2.0	2.0	1.5	1.5	1.5
Bedrooms	2	3	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1256	1222	1136	1252	1136	1455
2nd Sty Area	0	528	1080	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 360	0 0	0 200	0 0
SFLA	1940	1750	2216	1894	1488	1931
Att/Det Gar Sqft	440	391	200	480	440	504
Prior Land	\$7,400					
Prior Total	\$120,000					
Comp Land Estimate	\$11,000	\$12,000	\$16,000	\$16,000	\$13,000	\$16,900
Sale Date		5/20/2020	5/20/2020	5/24/2019	10/22/2019	9/16/2020
Sale Price		\$182,000	\$150,000	\$167,500	\$162,000	\$173,000
Time Adj Sale Price		\$182,600	\$150,500	\$173,700	\$165,300	\$173,000
TADJSP/SQFT		\$104.34	\$67.92	\$91.71	\$111.09	\$89.59
Total Adj Factors	\$95,100	\$74,600	\$93,300	\$96,300	\$67,900	\$96,700
Adjusted Sale Price		\$203,100	\$152,300	\$172,500	\$192,500	\$171,400
Comparable Estimate	\$178,000 (\$91.75/SFLA)					



SWIS	143089	143005	143089	143089	143089	143089
Print Key	81.03-2-4	81.14-3-5	91.08-5-6	80.20-14-21	80.20-12-31	80.20-12-29
Owner	Grys, James A	Pecoraro, Molly	Rahaman, Masumur	Nayan, Mahabubul Islan	Zulfiqur, Mohammed	Bennet, Jadon Michael
Address	140 Ellicott Creek Rd	28 Creek Hts	53 Yorktown Rd	207 Farmingdale Rd	26 Greenway Blvd	38 Greenway Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	401	103	103	103	103
School Code	142203	142203	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	129 x 215	90 x 100	56 x 185	60 x 120	60 x 120	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1955 / 0	1958 / 0	1963 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	2 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1269	1258	1406	1326	1326
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 247	0 0	0 0	0 400	0 400
SFLA	1296	1269	1258	1406	1326	1326
Att/Det Gar Sqft	1,110	441	396	506	315	330
Prior Land	\$10,800					
Prior Total	\$80,000					
Comp Land Estimate	\$14,000	\$0	\$15,000	\$14,000	\$14,000	\$14,000
Sale Date		4/18/2019	9/21/2020	9/9/2020	8/9/2019	7/10/2019
Sale Price		\$192,000	\$176,000	\$190,000	\$185,000	\$158,545
Time Adj Sale Price		\$193,400	\$176,000	\$190,000	\$190,000	\$163,300
TADJSP/SQFT		\$152.40	\$139.90	\$135.14	\$143.29	\$123.15
Total Adj Factors	\$81,200	\$0	\$70,600	\$77,100	\$74,800	\$73,400
Adjusted Sale Price		\$0	\$186,600	\$194,100	\$196,400	\$171,100
Comparable Estimate	\$187,000 (\$144.29/SFLA)					



SWIS	143089	143005	143089	143089	143089	143089
Print Key	81.03-2-6	81.14-3-5	91.08-5-6	80.20-14-21	93.01-1-21	80.20-12-31
Owner	Bolis, Jeffrey L	Pecoraro, Molly	Rahaman, Masumur	Nayan, Mahabubul Islan	Reszel, Kerri Ann	Zulfiquir, Mohammed
Address	180 Ellicott Creek Rd	28 Creek Hts	53 Yorktown Rd	207 Farmingdale Rd	26 Cloverleaf Dr	26 Greenway Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	401	103	103	104	103
School Code	142203	142203	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	76 x 238	90 x 100	56 x 185	60 x 120	100 x 200	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1963 / 0	1956 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	2 / Y	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1356	1269	1258	1406	1717	1326
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 247	0 0	0 0	0 870	0 400
SFLA	1356	1269	1258	1406	1717	1326
Att/Det Gar Sqft	560	441	396	506	480	315
Prior Land	\$6,900					
Prior Total	\$90,000					
Comp Land Estimate	\$10,000	\$0	\$15,000	\$14,000	\$12,000	\$14,000
Sale Date		4/18/2019	9/21/2020	9/9/2020	12/27/2019	8/9/2019
Sale Price		\$192,000	\$176,000	\$190,000	\$228,000	\$185,000
Time Adj Sale Price		\$193,400	\$176,000	\$190,000	\$231,000	\$190,000
TADJSP/SQFT		\$152.40	\$139.90	\$135.14	\$134.54	\$143.29
Total Adj Factors	\$86,800	\$0	\$70,600	\$77,100	\$100,400	\$74,800
Adjusted Sale Price		\$0	\$192,200	\$199,700	\$217,400	\$202,000
Comparable Estimate	\$203,000 (\$149.71/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143089	143003
Print Key	92.02-3-27	93.01-1-21	93.13-9-24	92.18-12-48	104.09-9-10
Owner	Demerly, Raymond R	Reszel, Kerri Ann	Pritchard, Jeffrey W	Powers, Shawn	Thomas, Rayshawne D
Address	4735 Genesee St	26 Cloverleaf Dr	35 George St	58 Temple Dr	191 Greenway Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	111	103
School Code	145201	145201	145201	143002	143002
Site No.	1	1	1	1	1
Land Size	450 x 251	100 x 200	75 x 121	55 x 104	50 x 116
Building Style	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1956 / 0	1953 / 0	1957 / 0	1954 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.0	1.7	1.5	2.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	988	1717	884	1088	1222
2nd Sty Area	0	0	0	0	528
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 884	0 0	0 0
SFLA	1729	1717	1547	1520	1750
Att/Det Gar Sqft	440	480	352	286	391
Prior Land	\$25,600				
Prior Total	\$104,500				
Comp Land Estimate	\$38,000	\$12,000	\$0	\$14,000	\$12,000
Sale Date		12/27/2019	5/7/2019	9/24/2020	5/20/2020
Sale Price		\$228,000	\$157,000	\$145,000	\$182,000
Time Adj Sale Price		\$231,000	\$162,800	\$145,000	\$182,600
TADJSP/SQFT		\$134.54	\$105.24	\$95.39	\$104.34
Total Adj Factors	\$95,700	\$100,400	\$0	\$70,600	\$74,600
Adjusted Sale Price		\$226,300	\$0	\$170,100	\$203,700
Comparable Estimate	\$200,000 (\$115.67/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143003	143003	143003	143003
Print Key	92.02-3-25	93.01-1-21	93.13-9-41	103.08-1-49	92.20-6-33	92.20-6-18
Owner	Ballard, David	Reszel, Kerri Ann	Grande, Lyndsey	Metz, Sasha	Adamski, Robert R Jr	Bauth, Alison M
Address	4815 Genesee St	26 Cloverleaf Dr	119 Lee St	2686 George Urban Blv	145 Cornell Dr	26 Michele Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	204	201	201
School Code	145201	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	110 x 185	100 x 200	73 x 130	60 x 125	65 x 137	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1956 / 0	1957 / 0	1960 / 0	1957 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	2239	1717	1608	1704	1872	1820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 870	0 0	0 0	0 0	0 0
SFLA	2239	1717	1608	1704	1872	1820
Att/Det Gar Sqft		480		288	280	240
Prior Land	\$9,700					
Prior Total	\$100,000					
Comp Land Estimate	\$12,000	\$12,000	\$0	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	7/17/2020	10/12/2018	5/10/2019
Sale Price		\$228,000	\$137,500	\$154,000	\$196,350	\$145,000
Time Adj Sale Price		\$231,000	\$138,600	\$154,000	\$209,900	\$150,400
TADJSP/SQFT		\$134.54	\$86.19	\$90.38	\$112.13	\$82.64
Total Adj Factors	\$118,900	\$100,400	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$249,500	\$0	\$0	\$0	\$0
Comparable Estimate	\$250,000 (\$111.66/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143003	143089	143089
Print Key	92.02-3-16	93.01-1-21	92.19-7-15	103.07-5-24	92.14-2-6.211	103.17-1-28
Owner	RVU Management Grou	Reszel, Kerri Ann	Bly, Timothy	Mokan, Jessica L	Jonas, India S	Izydorczak, Eugene
Address	4938 Genesee St	26 Cloverleaf Dr	149 Hyland Rd	33 Dean Rd	90 Crandon Blvd	3821 Broadway St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	111	202	111	123
School Code	145201	145201	145201	145201	143002	143001
Site No.	2	1	1	1	1	1
Land Size	.15	100 x 200	80 x 110	80 x 110	82 x 133	65 x 530
Building Style	08 Old style	01 Ranch	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1956 / 0	1939 / 0	1938 / 0	1900 / 0	1937 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	D Economy 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.0	2.0	1.5	1.3	2.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	936	1717	1048	864	1166	840
2nd Sty Area	616	0	630	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0	0 0
SFLA	1752	1717	1678	1323	1403	1680
Att/Det Gar Sqft		480	384	384	528	672
Prior Land	\$123,200					
Prior Total	\$230,000					
Comp Land Estimate	\$3,000	\$12,000	\$0	\$18,000	\$18,000	\$32,900
Sale Date		12/27/2019	8/20/2018	9/20/2019	6/24/2019	1/28/2019
Sale Price		\$228,000	\$146,000	\$129,980	\$165,000	\$70,000
Time Adj Sale Price		\$231,000	\$157,800	\$133,000	\$170,500	\$73,500
TADJSP/SQFT		\$134.54	\$94.04	\$100.53	\$121.53	\$43.75
Total Adj Factors	\$95,600	\$100,400	\$0	\$61,100	\$82,800	\$30,300
Adjusted Sale Price		\$226,200	\$0	\$167,500	\$183,300	\$138,800
Comparable Estimate	\$183,000 (\$104.45/SFLA)					



SWIS	143089	143089	143089	143003	143089	143089
Print Key	92.02-3-10	93.01-1-21	92.14-4-3	93.17-13-9	92.14-6-27	92.18-4-28
Owner	Pfohl, Robert W	Reszel, Kerri Ann	Carlson, Craig	Smith, Leo P	Zimmerman, Renee K	Zygmunt, Jessica D
Address	79 Pfohl Rd	26 Cloverleaf Dr	70 Harbour Dr	46 Bonita Dr	69 Biscayne Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	111	201	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	100 x 967	100 x 200	89 x 122	80 x 120	50 x 105	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1956 / 0	1964 / 0	1955 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1192	1717	1220	1140	1040	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 870	0 0	0 0	0 0	0 0
SFLA	1192	1717	1220	1140	1040	1092
Att/Det Gar Sqft	384	480	280	396	528	294
Prior Land	\$9,500					
Prior Total	\$70,000					
Comp Land Estimate	\$13,000	\$12,000	\$18,000	\$0	\$13,000	\$13,000
Sale Date		12/27/2019	4/24/2020	6/24/2020	8/28/2020	5/6/2020
Sale Price		\$228,000	\$150,000	\$161,000	\$150,500	\$158,000
Time Adj Sale Price		\$231,000	\$150,800	\$161,300	\$150,500	\$158,500
TADJSP/SQFT		\$134.54	\$123.61	\$141.49	\$144.71	\$145.15
Total Adj Factors	\$74,500	\$100,400	\$74,000	\$0	\$64,100	\$64,000
Adjusted Sale Price		\$205,100	\$151,300	\$0	\$160,900	\$169,000
Comparable Estimate	\$172,000 (\$144.3/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143003	143003
Print Key	92.02-3-11	93.01-1-21	93.13-9-41	92.20-8-15	92.20-7-13
Owner	Phillips Brother Propert	Reszel, Kerri Ann	Grande, Lyndsey	Cobb, William J	Metz, Sasha
Address	81 Pfohl Rd	26 Cloverleaf Dr	119 Lee St	76 Susan Dr	2686 George Urban Blvr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	201	201
School Code	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	95 x 730	100 x 200	73 x 130	65 x 140	60 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1956 / 0	1957 / 0	1957 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1654	1717	1608	1552	1704
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0
SFLA	1654	1717	1608	1552	1704
Att/Det Gar Sqft	1,140	480		384	288
Prior Land	\$8,900				
Prior Total	\$94,200				
Comp Land Estimate	\$13,000	\$12,000	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	9/29/2020	7/17/2020
Sale Price		\$228,000	\$137,500	\$151,500	\$154,000
Time Adj Sale Price		\$231,000	\$138,600	\$151,500	\$154,000
TADJSP/SQFT		\$134.54	\$86.19	\$97.62	\$90.38
Total Adj Factors	\$92,700	\$100,400	\$0	\$0	\$0
Adjusted Sale Price		\$223,300	\$0	\$0	\$0
Comparable Estimate	\$223,000 (\$134.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143003	143089
Print Key	92.02-3-12.2	93.01-1-21	93.13-6-1	93.17-8-17	92.14-7-34
Owner	83 Pfohl Road LLC	Reszel, Kerri Ann	Moreno, Karen R	Graham, Philip A	Cielinski, Timothy A
Address	83 Pfohl Rd	26 Cloverleaf Dr	221 Rehm Rd	14 Lee St	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	201	111
School Code	145201	145201	145201	145201	143002
Site No.	1	1	1	1	1
Land Size	2.18	100 x 200	85 x 88	65 x 123	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1956 / 0	1956 / 0	1951 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	1	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	812	1717	908	864	971
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0
SFLA	812	1717	908	864	971
Att/Det Gar Sqft		480	315	242	352
Prior Land	\$11,300				
Prior Total	\$96,000				
Comp Land Estimate	\$32,000	\$12,000	\$0	\$0	\$13,000
Sale Date		12/27/2019	4/29/2019	4/25/2019	10/13/2020
Sale Price		\$228,000	\$139,800	\$140,000	\$175,000
Time Adj Sale Price		\$231,000	\$145,400	\$145,600	\$175,000
TADJSP/SQFT		\$134.54	\$160.13	\$168.52	\$180.23
Total Adj Factors	\$46,700	\$100,400	\$0	\$0	\$58,500
Adjusted Sale Price		\$177,300	\$0	\$0	\$163,200
Comparable Estimate	\$155,000 (\$190.89/SFLA)				\$133,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143003	143003	143089	143089
Print Key	81.04-2-9.212	93.13-5-12	93.13-4-27	92.18-1-33	92.18-7-54
Owner	130 Pfohl LLC	Belous, Viktoria	Chadha, Kailash	Sluce, Christopher M	Alharbi, Amin
Address	130 Pfohl Rd	93 Patsy Ln	310 Rehm Rd	24 Poinciana Pkwy	688 Dick Rd
Property Class	283 Res w/Comuse	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	201	201	111	111
School Code	145201	145201	145201	143002	143002
Site No.	1	1	1	1	1
Land Size	1.00	50 x 105	64 x 125	51 x 125	50 x 86
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1935 / 0	1964 / 0	1966 / 0	1968 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6
Full/Half Baths	2 / 0	2 / 2	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1300	1128	1132	1176	1217
2nd Sty Area	960	1188	1188	1176	1140
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 440	0 0	0 0
SFLA	2260	2316	2320	2352	2280
Att/Det Gar Sqft	1,250		484	484	440
Prior Land	\$13,200				
Prior Total	\$111,300				
Comp Land Estimate	\$20,000	\$0	\$0	\$14,000	\$13,300
Sale Date		11/27/2019	1/24/2018	9/11/2020	4/15/2020
Sale Price		\$175,000	\$160,000	\$250,000	\$235,000
Time Adj Sale Price		\$177,900	\$179,800	\$250,000	\$236,200
TADJSP/SQFT		\$76.81	\$77.50	\$106.29	\$103.60
Total Adj Factors	\$108,400	\$0	\$0	\$106,600	\$103,900
Adjusted Sale Price		\$0	\$0	\$251,800	\$240,700
Comparable Estimate	\$233,000 (\$103.1/SFLA)				\$91,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143003	143089	143003	143089
Print Key	81.04-2-9.22	103.76-3-16	91.11-1-19	93.13-5-12	91.20-3-12
Owner	130 Pfohl LLC	Meiler, Miles N	Guenther, Mark C	Belous, Viktoria	Raber, Peter J
Address	136-144 Pfohl Rd	4602 Broadway St	572 Beach Rd	93 Patsy Ln	59 Northcrest Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	206	103	201	109
School Code	145201	143007	143002	145201	143002
Site No.	2	1	1	1	1
Land Size	183 x 70	66 x 145	50 x 150	50 x 105	45 x 123
Building Style	08 Old style	08 Old style	08 Old style	12 Duplex	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1926 / 0	1925 / 0	1964 / 0	1935 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	2.0	1.5
Bedrooms	6	4	4	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1056	1296	1128	1044
2nd Sty Area	1008	1056	0	1188	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2016	2112	2336	2316	1622
Att/Det Gar Sqft	1,484	324	700	400	504
Prior Land	\$37,500				
Prior Total	\$440,000				
Comp Land Estimate	\$5,000	\$0	\$13,000	\$0	\$15,000
Sale Date		9/20/2019	9/11/2020	11/27/2019	9/13/2018
Sale Price		\$128,000	\$200,000	\$175,000	\$130,500
Time Adj Sale Price		\$131,000	\$200,000	\$177,900	\$140,300
TADJSP/SQFT		\$62.03	\$85.62	\$76.81	\$86.50
Total Adj Factors	\$95,800	\$0	\$92,900	\$0	\$59,200
Adjusted Sale Price		\$0	\$202,900	\$0	\$176,900
Comparable Estimate	\$190,000 (\$94.25/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143003	143003
Print Key	81.04-2-9.22	93.01-1-24.1	93.01-1-21	92.19-7-15	103.07-5-24	93.13-4-22
Owner	130 Pfohl LLC	Fraser, Ryan	Reszel, Kerri Ann	Bly, Timothy	Mokan, Jessica L	Diaz Lebron, Carmen E
Address	136-144 Pfohl Rd	32 Cloverleaf Dr	26 Cloverleaf Dr	149 Hyland Rd	33 Dean Rd	110 Patsy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	104	111	202	201
School Code	145201	145201	145201	145201	145201	145201
Site No.	3	1	1	1	1	1
Land Size	91 x 350	90 x 200	100 x 200	80 x 110	80 x 110	58 x 140
Building Style	08 Old style	05 Colonial	01 Ranch	08 Old style	08 Old style	05 Colonial
Exterior Wall	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1938 / 0	1975 / 0	1956 / 0	1939 / 0	1938 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	0 / N	0 / N	2 / N
Stories	2.0	2.0	1.0	2.0	1.5	2.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 1	1 / 1	1 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1458	1627	1717	1048	864	1166
2nd Sty Area	1138	1328	0	630	0	837
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 870	0 0	0 0	0 0
SFLA	2596	2955	1717	1678	1323	2003
Att/Det Gar Sqft		537	480	384	384	552
Prior Land	\$37,500					
Prior Total	\$440,000					
Comp Land Estimate	\$5,000	\$11,000	\$12,000	\$0	\$18,000	\$0
Sale Date		9/10/2020	12/27/2019	8/20/2018	9/20/2019	1/8/2020
Sale Price		\$340,000	\$228,000	\$146,000	\$129,980	\$170,000
Time Adj Sale Price		\$340,000	\$231,000	\$157,800	\$133,000	\$171,700
TADJSP/SQFT		\$115.06	\$134.54	\$94.04	\$100.53	\$85.72
Total Adj Factors	\$96,600	\$153,200	\$100,400	\$0	\$61,100	\$0
Adjusted Sale Price		\$283,400	\$227,200	\$0	\$168,500	\$0
Comparable Estimate	\$255,000 (\$98.23/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143003	143003	143089	143089
Print Key	81.04-2-9.22	93.17-10-27.2	93.17-10-25	91.05-5-14	104.05-3-8.1
Owner	130 Pfohl LLC	Clifford, Carrin	Balcerzak, Donald	Monim, Thahia	Costa, Perry
Address	136-144 Pfohl Rd	11 Mona Ct	406-408 French Rd	8 Loretto Dr	5954 Transit Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	201	201	102	205
School Code	145201	145201	145201	143003	143007
Site No.	4	1	1	1	1
Land Size	183 x 70	60 x 105	65 x 165	60 x 117	80 x 100
Building Style	14 other	12 Duplex	12 Duplex	14 Unknown	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1958 / 0	1957 / 0	1951 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	2.0	1.5
Bedrooms	4	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1240	1200	1480	1036
2nd Sty Area	1248	0	0	400	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 840	0 0
SFLA	1388	1240	1200	1880	1813
Att/Det Gar Sqft		336		484	
Prior Land	\$37,500				
Prior Total	\$440,000				
Comp Land Estimate	\$5,000	\$0	\$0	\$17,200	\$0
					\$14,000
Sale Date		8/23/2019	8/13/2019	10/6/2020	5/1/2019
Sale Price		\$135,000	\$140,000	\$87,500	\$105,000
Time Adj Sale Price		\$138,600	\$143,800	\$87,500	\$108,900
TADJSP/SQFT		\$111.77	\$119.83	\$46.54	\$60.07
					\$82.42
Total Adj Factors	\$38,800	\$0	\$0	\$15,700	\$0
Adjusted Sale Price		\$0	\$0	\$110,600	\$54,300
					\$111,100
Comparable Estimate	\$111,000 (\$79.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143003	143003
Print Key	92.04-1-29.12	93.01-1-21	93.13-9-41	103.08-1-49	92.20-6-18
Owner	Wolford, Rosanne M	Reszel, Kerri Ann	Grande, Lyndsey	Metz, Sasha	Bauth, Alison M
Address	172 Rehm Rd	26 Cloverleaf Dr	119 Lee St	2686 George Urban Blvr	26 Michele Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	204	201
School Code	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	151 x 140	100 x 200	73 x 130	60 x 125	65 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	06 Stucco	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1956 / 0	1957 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1931	1717	1608	1704	1820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0
SFLA	1931	1717	1608	1704	1820
Att/Det Gar Sqft	462	480		288	240
Prior Land	\$14,000				
Prior Total	\$106,500				
Comp Land Estimate	\$14,000	\$12,000	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	7/17/2020	5/10/2019
Sale Price		\$228,000	\$137,500	\$154,000	\$145,000
Time Adj Sale Price		\$231,000	\$138,600	\$154,000	\$150,400
TADJSP/SQFT		\$134.54	\$86.19	\$90.38	\$82.64
Total Adj Factors	\$108,000	\$100,400	\$0	\$0	\$0
Adjusted Sale Price		\$238,600	\$0	\$0	\$0
Comparable Estimate	\$239,000 (\$123.77/SFLA)				



SWIS	143089	143089	143003	143003	143003	143003
Print Key	92.04-1-35	93.01-1-21	93.13-9-41	103.08-1-49	92.20-6-18	92.20-8-6
Owner	Wolford, Michael T	Reszel, Kerri Ann	Grande, Lyndsey	Metz, Sasha	Bauth, Alison M	Ruppert, Barbara J
Address	176 Rehm Rd	26 Cloverleaf Dr	119 Lee St	2686 George Urban Blv	26 Michele Dr	120 Cheryl Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	204	201	201
School Code	145201	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	175 x 547	100 x 200	73 x 130	60 x 125	65 x 110	82 x 133
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	06 Stucco	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1956 / 0	1957 / 0	1960 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1828	1717	1608	1704	1820	1784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0	0 0
SFLA	1828	1717	1608	1704	1820	1784
Att/Det Gar Sqft	552	480		288	240	
Prior Land	\$36,000					
Prior Total	\$104,500					
Comp Land Estimate	\$19,000	\$12,000	\$0	\$0	\$0	\$0
Sale Date		12/27/2019	2/3/2020	7/17/2020	5/10/2019	1/8/2019
Sale Price		\$228,000	\$137,500	\$154,000	\$145,000	\$160,000
Time Adj Sale Price		\$231,000	\$138,600	\$154,000	\$150,400	\$168,100
TADJSP/SQFT		\$134.54	\$86.19	\$90.38	\$82.64	\$94.23
Total Adj Factors	\$121,500	\$100,400	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$252,100	\$0	\$0	\$0	\$0

Comparable Estimate \$252,000 (\$137.86/SFLA)



SWIS	143089	143089	143003	143003	143003	143003
Print Key	92.04-1-33	93.01-1-21	93.17-13-9	93.13-9-39	93.17-11-32	93.13-9-42
Owner	Varco, Terrie	Reszel, Kerri Ann	Smith, Leo P	Quinn, Nicholas W	Gauthier, Jeffrey L	Schmid, Jami R
Address	192 Rehm Rd	26 Cloverleaf Dr	46 Bonita Dr	105 Lee St	11 Fairview Dr	125 Lee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	201	201	201
School Code	145201	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 413	100 x 200	80 x 120	99 x 96	86 x 115	73 x 137
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	05 Concrete	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1200	1717	1140	1110	1140	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	800 0	0 0	0 520
SFLA	1200	1717	1140	1110	1140	1048
Att/Det Gar Sqft	728 660	480	396	442	396	384
Prior Land	\$15,800					
Prior Total	\$91,000					
Comp Land Estimate	\$8,000	\$12,000	\$0	\$0	\$0	\$0
Sale Date		12/27/2019	6/24/2020	8/22/2019	1/16/2020	9/17/2019
Sale Price		\$228,000	\$161,000	\$157,000	\$112,000	\$145,500
Time Adj Sale Price		\$231,000	\$161,300	\$161,200	\$113,100	\$148,900
TADJSP/SQFT		\$134.54	\$141.49	\$145.23	\$99.21	\$142.08
Total Adj Factors	\$80,800	\$100,400	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$211,400	\$0	\$0	\$0	\$0
Comparable Estimate	\$211,000 (\$175.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143003	143003	143003
Print Key	92.04-1-34	93.01-1-21	93.17-13-9	93.13-9-41	92.20-8-29
Owner	Varco, Terrie	Reszel, Kerri Ann	Smith, Leo P	Grande, Lyndsey	Mackey, Heide L
Address	196 Rehm Rd	26 Cloverleaf Dr	46 Bonita Dr	119 Lee St	20 Susan Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	201	201	201
School Code	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	50 x 413	100 x 200	80 x 120	73 x 130	68 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	06 Stucco	02 Brick	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1955 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1329	1717	1140	1608	1504
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0
SFLA	1329	1717	1140	1608	1504
Att/Det Gar Sqft	624	480	396	352	384
Prior Land	\$15,800				
Prior Total	\$85,200				
Comp Land Estimate	\$8,000	\$12,000	\$0	\$0	\$0
Sale Date		12/27/2019	6/24/2020	2/3/2020	7/15/2020
Sale Price		\$228,000	\$161,000	\$137,500	\$179,900
Time Adj Sale Price		\$231,000	\$161,300	\$138,600	\$179,900
TADJSP/SQFT		\$134.54	\$141.49	\$86.19	\$119.61
Total Adj Factors	\$79,400	\$100,400	\$0	\$0	\$0
Adjusted Sale Price		\$210,000	\$0	\$0	\$0
Comparable Estimate	\$210,000 (\$158.01/SFLA)				

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143003	143003	143089	143003	143089
Print Key	92.02-2-28.1	104.69-2-17	103.76-3-16	91.11-1-19	104.69-2-19	91.20-3-12
Owner	TMG Development Inc.	Breier, Ashley M	Meiler, Miles N	Guenther, Mark C	Thierrin, Christopher	Raber, Peter J
Address	1020 Rein Rd	223 River St	4602 Broadway St	572 Beach Rd	241 River St	59 Northcrest Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	206	206	103	206	109
School Code	145201	143007	143007	143002	143007	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 237	90 x 125	66 x 145	50 x 150	60 x 125	45 x 123
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1926 / 0	1925 / 0	1917 / 0	1935 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	D Economy	D Economy	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0	1.5
Bedrooms	6	5	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	999	1056	1296	1176	1044
2nd Sty Area	1016	999	1056	0	1176	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2032	1998	2112	2336	2352	1622
Att/Det Gar Sqft		360	324	700	504	400
Prior Land	\$13,000					
Prior Total	\$99,200					
Comp Land Estimate	\$10,000	\$0	\$0	\$13,000	\$0	\$15,000
Sale Date		4/17/2018	9/20/2019	9/11/2020	8/15/2018	9/13/2018
Sale Price		\$82,000	\$128,000	\$200,000	\$150,000	\$130,500
Time Adj Sale Price		\$90,700	\$131,000	\$200,000	\$162,200	\$140,300
TADJSP/SQFT		\$45.40	\$62.03	\$85.62	\$68.96	\$86.50
Total Adj Factors	\$32,400	\$0	\$0	\$92,900	\$0	\$59,200
Adjusted Sale Price		\$0	\$0	\$139,500	\$0	\$113,500
Comparable Estimate	\$127,000 (\$62.5/SFLA)					



SWIS	143089	143003	143003	143003	143089	143003
Print Key	92.02-2-28.1	103.07-5-17	103.07-5-24	103.07-6-13	92.14-2-6.211	104.61-3-8.1
Owner	TMG Development Inc.	Garbacz, Gabrielle A	Mokan, Jessica L	Piotrowski, Julie	Jonas, India S	Shea, Michael J
Address	1020 Rein Rd	2486 George Urban Blv	33 Dean Rd	41 Hyland Rd	90 Crandon Blvd	312 Bellevue Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	202	202	202	111	206
School Code	145201	145201	145201	145201	143002	143007
Site No.	2	1	1	1	1	1
Land Size	80 x 100	36 x 96	80 x 110	82 x 110	82 x 133	70 x 116
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1939 / 0	1938 / 0	1940 / 0	1900 / 0	1922 / 0
Condition	1 Poor	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 105
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.5	1.5	1.3	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	624	630	864	790	1166	1192
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	624	630	1323	1150	1403	1192
Att/Det Gar Sqft		352	384	624	528	360
Prior Land	\$13,000					
Prior Total	\$99,200					
Comp Land Estimate	\$3,000	\$9,000	\$18,000	\$18,000	\$18,000	\$0
Sale Date		10/10/2019	9/20/2019	9/4/2018	6/24/2019	1/14/2020
Sale Price		\$74,900	\$129,980	\$150,000	\$165,000	\$140,000
Time Adj Sale Price		\$76,400	\$133,000	\$161,200	\$170,500	\$141,400
TADJSP/SQFT		\$121.27	\$100.53	\$140.17	\$121.53	\$118.62
Total Adj Factors	\$17,000	\$22,200	\$61,100	\$86,800	\$82,800	\$0
Adjusted Sale Price		\$71,200	\$88,900	\$91,400	\$104,700	\$0
Comparable Estimate	\$105,000 (\$168.27/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143003	143003
Print Key	93.13-10-2.11	93.01-1-21	92.19-7-15	103.07-5-24	93.13-4-22
Owner	DBDM Properties LLC	Reszel, Kerri Ann	Bly, Timothy	Mokan, Jessica L	Diaz Lebron, Carmen E
Address	6360 Transit Rd	26 Cloverleaf Dr	149 Hyland Rd	33 Dean Rd	110 Patsy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	104	104	111	202	201
School Code	145201	145201	145201	145201	145201
Site No.	1	1	1	1	1
Land Size	285 x 200	100 x 200	80 x 110	80 x 110	58 x 140
Building Style	08 Old style	01 Ranch	08 Old style	08 Old style	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1940 / 0	1956 / 0	1939 / 0	1938 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	2 / N
Stories	1.5	1.0	2.0	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1368	1717	1048	864	1166
2nd Sty Area	0	0	630	0	837
Fin Bsmt/Fin Rec Rm	0 0	0 870	0 0	0 0	0 0
SFLA	1848	1717	1678	1323	2003
Att/Det Gar Sqft	440	480	384	384	552
Prior Land	\$28,500				
Prior Total	\$82,300				
Comp Land Estimate	\$20,000	\$12,000	\$0	\$18,000	\$0
Sale Date		12/27/2019	8/20/2018	9/20/2019	1/8/2020
Sale Price		\$228,000	\$146,000	\$129,980	\$170,000
Time Adj Sale Price		\$231,000	\$157,800	\$133,000	\$171,700
TADJSP/SQFT		\$134.54	\$94.04	\$100.53	\$85.72
Total Adj Factors	\$77,600	\$100,400	\$0	\$61,100	\$0
Adjusted Sale Price		\$208,200	\$0	\$149,500	\$0
Comparable Estimate	\$208,000 (\$112.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143003	143003	143089	143089
Print Key	93.01-1-26.11	104.69-2-19	103.76-3-16	91.11-1-19	93.13-5-12
Owner	Lorenz & Sons Inc	Thierrin, Christopher	Meiler, Miles N	Guenther, Mark C	Belous, Viktoria
Address	6386 Transit Rd	241 River St	4602 Broadway St	572 Beach Rd	93 Patsy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	104	206	206	103	201
School Code	145201	143007	143007	143002	145201
Site No.	2	1	1	1	1
Land Size	26.79	60 x 125	66 x 145	50 x 150	50 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1915 / 0	1917 / 0	1926 / 0	1925 / 0	1964 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0
Bedrooms	5	5	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1580	1176	1056	1296	1128
2nd Sty Area	1391	1176	1056	0	1188
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2971	2352	2112	2336	2316
Att/Det Gar Sqft		504	324	700	
Prior Land	\$337,300				
Prior Total	\$775,000				
Comp Land Estimate	\$160,000	\$0	\$0	\$13,000	\$0
Sale Date		8/15/2018	9/20/2019	9/11/2020	11/27/2019
Sale Price		\$150,000	\$128,000	\$200,000	\$175,000
Time Adj Sale Price		\$162,200	\$131,000	\$200,000	\$177,900
TADJSP/SQFT		\$68.96	\$62.03	\$85.62	\$76.81
Total Adj Factors	\$262,700	\$0	\$0	\$92,900	\$0
Adjusted Sale Price		\$0	\$0	\$369,800	\$0
Comparable Estimate	\$370,000 (\$124.54/SFLA)				