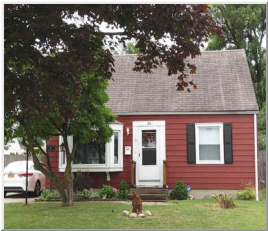
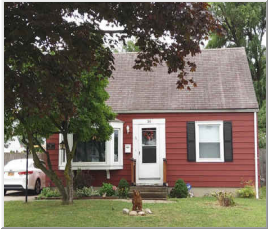
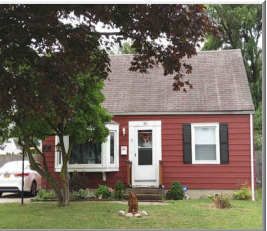


Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-2-19	102.38-5-15	102.38-4-2	102.37-3-25	102.38-5-18
Owner	Pena, Andrye Cue	Fortini, Jonathan	Garcia Thomas, Jessica	Bartrik, Rebecca	Lawrence, Patrick
Address	105 Leonard Post Dr	20 Westchester Dr	39 Westchester Dr	72 Westchester Dr	30 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 105	50 x 100	50 x 100	50 x 100	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1953 / 0	1953 / 0	1952 / 0	1955 / 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 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	2	3	3	3	4
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	868	750	780	756	802
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	868	1080	1110	1086	1143
Att/Det Gar Sqft	352	308	368	294	308
Prior Land	\$9,400				
Prior Total	\$75,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/25/2018	9/14/2018
Sale Price		\$119,000	\$118,500	\$87,000	\$100,000
Time Adj Sale Price		\$121,800	\$118,500	\$93,500	\$107,500
TADJSP/SQFT		\$112.78	\$106.76	\$86.10	\$94.05
Total Adj Factors	\$39,200	\$47,000	\$48,500	\$44,700	\$48,200
Adjusted Sale Price		\$114,000	\$109,200	\$88,000	\$98,500
Comparable Estimate	\$105,000 (\$120.97/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-10	102.46-2-16	102.38-4-3	102.53-4-5	102.38-4-2	102.38-5-18
Owner	Rollins, Dennis G	Bassett, Brittany N	Brown, Clifton III	Overholt, Christopher M	Garcia Thomas, Jessica	Lawrence, Patrick
Address	106 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	46 Reo Ave	39 Westchester Dr	30 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 111	50 x 168	50 x 100	45 x 134	50 x 100	50 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1948 / 0	1952 / 0	1954 / 0	1953 / 0	1955 / 0
Condition	2 Fair	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 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	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	4	3	3	4
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	1030	888	864	726	780	802
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	1450	1308	1194	1161	1110	1143
Att/Det Gar Sqft	308	320	345	440	368	308
Prior Land	\$9,900					
Prior Total	\$71,900					
Comp Land Estimate	\$10,000	\$12,000	\$9,000	\$10,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	12/21/2018	9/14/2020	9/14/2018
Sale Price		\$147,000	\$126,500	\$92,000	\$118,500	\$100,000
Time Adj Sale Price		\$147,000	\$126,700	\$97,200	\$118,500	\$107,500
TADJSP/SQFT		\$112.39	\$106.11	\$83.72	\$106.76	\$94.05
Total Adj Factors	\$48,900	\$54,400	\$51,200	\$49,600	\$48,500	\$48,200
Adjusted Sale Price		\$141,500	\$124,400	\$96,500	\$118,900	\$108,200
Comparable Estimate	\$118,000 (\$81.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-2-20	102.38-5-15	102.38-4-2	102.37-3-25	102.38-5-18
Owner	Fitzpatrick Stuart J	Fortini, Jonathan	Garcia Thomas, Jessica	Bartrik, Rebecca	Lawrence, Patrick
Address	109 Leonard Post Dr	20 Westchester Dr	39 Westchester Dr	72 Westchester Dr	30 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 100	50 x 100	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1953 / 0	1953 / 0	1952 / 0	1955 / 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 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	2	3	3	3	4
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	822	750	780	756	802
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	822	1080	1110	1086	1143
Att/Det Gar Sqft	750	308	368	294	308
Prior Land	\$10,000				
Prior Total	\$71,100				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/25/2018	9/14/2018
Sale Price		\$119,000	\$118,500	\$87,000	\$100,000
Time Adj Sale Price		\$121,800	\$118,500	\$93,500	\$107,500
TADJSP/SQFT		\$112.78	\$106.76	\$86.10	\$94.05
Total Adj Factors	\$42,400	\$47,000	\$48,500	\$44,700	\$51,200
Adjusted Sale Price		\$117,200	\$112,400	\$91,200	\$101,700
Comparable Estimate	\$108,000 (\$131.39/SFLA)				

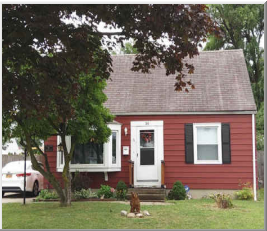
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-9	102.38-4-3	102.46-2-16	102.53-4-5	102.38-4-2
Owner	Bobo, Robert A	Brown, Clifton III	Bassett, Brittany N	Overholt, Christopher M	Garcia Thomas, Jessica
Address	110 Leonard Post Dr	37 Westchester Dr	18 Chopin Pl	46 Reo Ave	39 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 111	50 x 100	50 x 168	45 x 134	50 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	1941 / 0	1952 / 0	1948 / 0	1954 / 0	1953 / 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 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	3	4	3	3	4
Full/Half Baths	1 / 1	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	811	864	888	726	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0
SFLA	1198	1194	1308	1161	1110
Att/Det Gar Sqft	400	345	320	440	368
Prior Land	\$9,700				
Prior Total	\$78,900				
Comp Land Estimate	\$10,000	\$9,000	\$12,000	\$10,000	\$9,000
Sale Date		6/11/2020	9/1/2020	12/21/2018	9/14/2020
Sale Price		\$126,500	\$147,000	\$92,000	\$118,500
Time Adj Sale Price		\$126,700	\$147,000	\$97,200	\$118,500
TADJSP/SQFT		\$106.11	\$112.39	\$83.72	\$106.76
Total Adj Factors	\$52,700	\$51,200	\$54,400	\$49,600	\$48,200
Adjusted Sale Price		\$128,200	\$145,300	\$100,300	\$112,000
Comparable Estimate	\$122,000 (\$101.84/SFLA)				

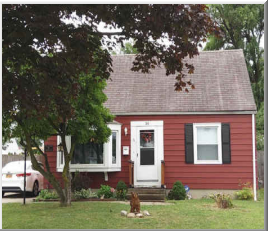


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-2-21	102.46-2-16	102.38-4-3	102.38-5-18	102.38-4-2	102.53-4-5
Owner	Gates, Ebony	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Overholt, Christopher N
Address	115 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr	46 Reo 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 180	50 x 168	50 x 100	50 x 100	50 x 100	45 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1948 / 0	1952 / 0	1955 / 0	1953 / 0	1954 / 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 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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	4	3	3
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	871	888	864	802	780	726
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	1213	1308	1194	1143	1110	1161
Att/Det Gar Sqft	520	320	345	308	368	440
Prior Land	\$11,800					
Prior Total	\$79,000					
Comp Land Estimate	\$12,000	\$12,000	\$9,000	\$9,000	\$9,000	\$10,000
Sale Date		9/1/2020	6/11/2020	9/14/2018	9/14/2020	12/21/2018
Sale Price		\$147,000	\$126,500	\$100,000	\$118,500	\$92,000
Time Adj Sale Price		\$147,000	\$126,700	\$107,500	\$118,500	\$97,200
TADJSP/SQFT		\$112.39	\$106.11	\$94.05	\$106.76	\$83.72
Total Adj Factors	\$56,500	\$54,400	\$51,200	\$48,200	\$48,500	\$49,600
Adjusted Sale Price		\$149,100	\$132,000	\$115,800	\$126,500	\$104,100
Comparable Estimate	\$126,000 (\$103.87/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-8	102.38-4-3	102.46-2-16	102.38-4-2	102.38-5-18	102.53-4-5
Owner	Surdi, Christina T	Brown, Clifton III	Bassett, Brittany N	Garcia Thomas, Jessica	Lawrence, Patrick	Overholt, Christopher N
Address	116 Leonard Post Dr	37 Westchester Dr	18 Chopin Pl	39 Westchester Dr	30 Westchester Dr	46 Reo 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 111	50 x 100	50 x 168	50 x 100	50 x 100	45 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1952 / 0	1948 / 0	1953 / 0	1955 / 0	1954 / 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	2 Hot air No	2 Hot air No	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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	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	4 Full 0
1st Sty Area	806	864	888	780	802	726
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	1220	1194	1308	1110	1143	1161
Att/Det Gar Sqft	484	345	320	368	308	440
Prior Land	\$9,700					
Prior Total	\$77,100					
Comp Land Estimate	\$10,000	\$9,000	\$12,000	\$9,000	\$9,000	\$10,000
Sale Date		6/11/2020	9/1/2020	9/14/2020	9/14/2018	12/21/2018
Sale Price		\$126,500	\$147,000	\$118,500	\$100,000	\$92,000
Time Adj Sale Price		\$126,700	\$147,000	\$118,500	\$107,500	\$97,200
TADJSP/SQFT		\$106.11	\$112.39	\$106.76	\$94.05	\$83.72
Total Adj Factors	\$51,600	\$51,200	\$54,400	\$48,500	\$48,200	\$49,600
Adjusted Sale Price		\$127,100	\$144,200	\$121,600	\$110,900	\$99,200
Comparable Estimate	\$121,000 (\$99.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-2-22	102.46-2-16	102.38-4-3	102.38-5-18	102.38-4-2
Owner	Walker, III, Donald E	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica
Address	119 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 180	50 x 168	50 x 100	50 x 100	50 x 100
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	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1948 / 0	1952 / 0	1955 / 0	1953 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	4	3
Full/Half Baths	3 / 0	1 / 0	1 / 1	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	906	888	864	802	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1322	1308	1194	1143	1110
Att/Det Gar Sqft	280	320	345	308	368
Prior Land	\$11,800				
Prior Total	\$84,700				
Comp Land Estimate	\$12,000	\$12,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	9/14/2018	9/14/2020
Sale Price		\$147,000	\$126,500	\$100,000	\$118,500
Time Adj Sale Price		\$147,000	\$126,700	\$107,500	\$118,500
TADJSP/SQFT		\$112.39	\$106.11	\$94.05	\$106.76
Total Adj Factors	\$54,100	\$54,400	\$51,200	\$48,200	\$48,500
Adjusted Sale Price		\$146,700	\$129,600	\$113,400	\$124,100
Comparable Estimate	\$123,000 (\$93.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-7	102.38-4-3	102.38-4-2	102.38-5-18	102.53-4-5
Owner	New Terrapin LLC	Brown, Clifton III	Garcia Thomas, Jessica	Lawrence, Patrick	Overholt, Christopher M
Address	120 Leonard Post Dr	37 Westchester Dr	39 Westchester Dr	30 Westchester Dr	46 Reo Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 112	50 x 100	50 x 100	50 x 100	45 x 134
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	1943 / 0	1952 / 0	1953 / 0	1955 / 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 No	2 Hot air No	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	2	4	3	4	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	856	864	780	802	726
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1164	1194	1110	1143	1161
Att/Det Gar Sqft	322	345	368	308	440
Prior Land	\$9,800				
Prior Total	\$72,700				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$10,000
Sale Date		6/11/2020	9/14/2020	9/14/2018	12/21/2018
Sale Price		\$126,500	\$118,500	\$100,000	\$92,000
Time Adj Sale Price		\$126,700	\$118,500	\$107,500	\$97,200
TADJSP/SQFT		\$106.11	\$106.76	\$94.05	\$83.72
Total Adj Factors	\$48,600	\$51,200	\$48,500	\$48,200	\$49,600
Adjusted Sale Price		\$124,100	\$118,600	\$107,900	\$96,200
Comparable Estimate	\$118,000 (\$101.37/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-2-23	102.46-2-16	102.38-4-3	102.38-5-18	102.38-4-2	101.28-6-7
Owner	Smallwood, Lamont T	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Wilson, Nadia T
Address	125 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr	40 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 180	50 x 168	50 x 100	50 x 100	50 x 100	50 x 130
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	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1948 / 0	1952 / 0	1955 / 0	1953 / 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	2 Hot air No	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	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	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	4 Full 0
1st Sty Area	859	888	864	802	780	916
2nd Sty Area	0	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 450
SFLA	1502	1308	1194	1143	1110	1516
Att/Det Gar Sqft	384	320	345	308	368	300
Prior Land	\$11,800					
Prior Total	\$74,900					
Comp Land Estimate	\$12,000	\$12,000	\$9,000	\$9,000	\$9,000	\$10,000
Sale Date		9/1/2020	6/11/2020	9/14/2018	9/14/2020	5/20/2019
Sale Price		\$147,000	\$126,500	\$100,000	\$118,500	\$113,000
Time Adj Sale Price		\$147,000	\$126,700	\$107,500	\$118,500	\$117,200
TADJSP/SQFT		\$112.39	\$106.11	\$94.05	\$106.76	\$77.31
Total Adj Factors	\$62,100	\$54,400	\$51,200	\$48,200	\$48,500	\$62,600
Adjusted Sale Price		\$154,700	\$137,600	\$121,400	\$132,100	\$116,700
Comparable Estimate	\$133,000 (\$88.55/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-6	102.46-2-16	102.38-4-3	102.38-4-2	102.38-5-18	102.53-4-5
Owner	Hammer, Eric E	Bassett, Brittany N	Brown, Clifton III	Garcia Thomas, Jessica	Lawrence, Patrick	Overholt, Christopher N
Address	126 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	39 Westchester Dr	30 Westchester Dr	46 Reo 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 112	50 x 168	50 x 100	50 x 100	50 x 100	45 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1948 / 0	1952 / 0	1953 / 0	1955 / 0	1954 / 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 No	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	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	888	864	780	802	726
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	1260	1308	1194	1110	1143	1161
Att/Det Gar Sqft	384	320	345	368	308	440
Prior Land	\$9,800					
Prior Total	\$79,100					
Comp Land Estimate	\$10,000	\$12,000	\$9,000	\$9,000	\$9,000	\$10,000
Sale Date		9/1/2020	6/11/2020	9/14/2020	9/14/2018	12/21/2018
Sale Price		\$147,000	\$126,500	\$118,500	\$100,000	\$92,000
Time Adj Sale Price		\$147,000	\$126,700	\$118,500	\$107,500	\$97,200
TADJSP/SQFT		\$112.39	\$106.11	\$106.76	\$94.05	\$83.72
Total Adj Factors	\$54,000	\$54,400	\$51,200	\$48,500	\$48,200	\$49,600
Adjusted Sale Price		\$146,600	\$129,500	\$124,000	\$113,300	\$101,600
Comparable Estimate	\$123,000 (\$97.62/SFLA)					

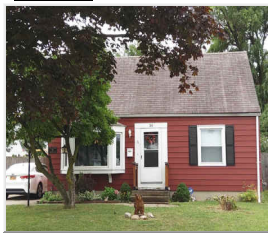
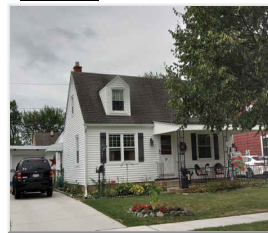


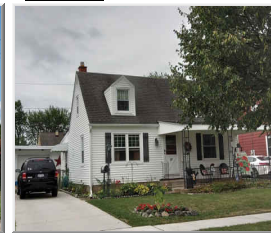
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-2-24	102.46-2-16	102.38-4-3	102.38-5-18	102.38-4-2	102.38-5-15
Owner	Graham-Knighton, Solo	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Fortini, Jonathan
Address	129 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr	20 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 180	50 x 168	50 x 100	50 x 100	50 x 100	50 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1948 / 0	1952 / 0	1955 / 0	1953 / 0	1953 / 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 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	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	4	4	3	3
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	832	888	864	802	780	750
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	1448	1308	1194	1143	1110	1080
Att/Det Gar Sqft	308	320	345	308	368	308
Prior Land	\$11,800					
Prior Total	\$86,600					
Comp Land Estimate	\$12,000	\$12,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	9/14/2018	9/14/2020	9/13/2019
Sale Price		\$147,000	\$126,500	\$100,000	\$118,500	\$119,000
Time Adj Sale Price		\$147,000	\$126,700	\$107,500	\$118,500	\$121,800
TADJSP/SQFT		\$112.39	\$106.11	\$94.05	\$106.76	\$112.78
Total Adj Factors	\$60,800	\$54,400	\$51,200	\$48,200	\$48,500	\$47,000
Adjusted Sale Price		\$153,400	\$136,300	\$120,100	\$130,800	\$135,600
Comparable Estimate	\$135,000 (\$93.23/SFLA)					

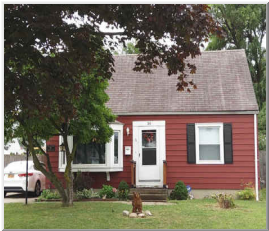
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-5	102.38-4-2	102.38-5-15	102.37-3-25	102.38-5-18
Owner	Kowalewski Raymond F	Garcia Thomas, Jessica	Fortini, Jonathan	Bartnik, Rebecca	Lawrence, Patrick
Address	130 Leonard Post Dr	39 Westchester Dr	20 Westchester Dr	72 Westchester Dr	30 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 112	50 x 100	50 x 100	50 x 100	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1953 / 0	1953 / 0	1952 / 0	1955 / 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 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	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4
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	552	780	750	756	802
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 474	0 0	0 0	0 0	0 0
SFLA	948	1110	1080	1086	1143
Att/Det Gar Sqft	308	368	308	294	308
Prior Land	\$9,800				
Prior Total	\$63,100				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/13/2019	9/25/2018	9/14/2018
Sale Price		\$118,500	\$119,000	\$87,000	\$100,000
Time Adj Sale Price		\$118,500	\$121,800	\$93,500	\$107,500
TADJSP/SQFT		\$106.76	\$112.78	\$86.10	\$94.05
Total Adj Factors	\$42,400	\$48,500	\$47,000	\$44,700	\$51,200
Adjusted Sale Price		\$112,400	\$117,200	\$91,200	\$101,700
Comparable Estimate	\$108,000 (\$113.92/SFLA)				

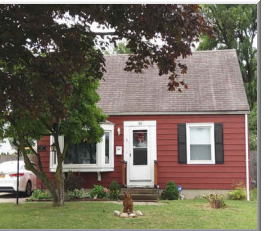


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-4	102.46-2-16	102.38-4-3	102.37-4-21	102.38-4-2	102.38-5-18
Owner	Bukowski Kenneth	Bassett, Brittany N	Brown, Clifton III	Babingwa, Watimbwa O	Garcia Thomas, Jessica	Lawrence, Patrick
Address	134 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	236 Straley Ave	39 Westchester Dr	30 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 112	50 x 168	50 x 100	30 x 130	50 x 100	50 x 100
Building Style	05 Colonial	04 Cape cod	04 Cape cod	08 Old style	04 Cape cod	04 Cape cod
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	1942 / 0	1948 / 0	1952 / 0	1927 / 0	1953 / 0	1955 / 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	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	0 / N
Stories	2.0	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	776	888	864	912	780	802
2nd Sty Area	528	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	1304	1308	1194	1193	1110	1143
Att/Det Gar Sqft	672	320	345	280	368	308
Prior Land	\$9,800					
Prior Total	\$81,200					
Comp Land Estimate	\$10,000	\$12,000	\$9,000	\$7,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	7/31/2018	9/14/2020	9/14/2018
Sale Price		\$147,000	\$126,500	\$113,200	\$118,500	\$100,000
Time Adj Sale Price		\$147,000	\$126,700	\$123,100	\$118,500	\$107,500
TADJSP/SQFT		\$112.39	\$106.11	\$103.19	\$106.76	\$94.05
Total Adj Factors	\$58,700	\$54,400	\$51,200	\$26,900	\$48,500	\$48,200
Adjusted Sale Price		\$151,300	\$134,200	\$154,900	\$128,700	\$118,000
Comparable Estimate	\$137,000 (\$105.06/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-2-25	102.38-5-15	102.38-4-2	102.37-3-25	102.38-5-18
Owner	Wilson, Timothy S	Fortini, Jonathan	Garcia Thomas, Jessica	Bartrick, Rebecca	Lawrence, Patrick
Address	135 Leonard Post Dr	20 Westchester Dr	39 Westchester Dr	72 Westchester Dr	30 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 100	50 x 100	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1953 / 0	1953 / 0	1952 / 0	1955 / 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 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	4
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	732	750	780	756	802
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1068	1080	1110	1086	1143
Att/Det Gar Sqft	400	308	368	294	308
Prior Land	\$10,000				
Prior Total	\$67,700				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/25/2018	9/14/2018
Sale Price		\$119,000	\$118,500	\$87,000	\$100,000
Time Adj Sale Price		\$121,800	\$118,500	\$93,500	\$107,500
TADJSP/SQFT		\$112.78	\$106.76	\$86.10	\$94.05
Total Adj Factors	\$46,300	\$47,000	\$48,500	\$44,700	\$51,200
Adjusted Sale Price		\$121,100	\$116,300	\$95,100	\$105,600
Comparable Estimate	\$112,000 (\$104.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-2-26	102.46-2-16	91.78-2-24	102.21-7-53	102.38-4-3
Owner	Hays, Lucas S	Bassett, Brittany N	Kiristitz, Richard J	Sims, Cassandra	Brown, Clifton III
Address	139 Leonard Post Dr	18 Chopin Pl	7 St James Rd	50 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 115	50 x 168	46 x 130	50 x 130	50 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	1941 / 0	1948 / 0	1948 / 0	1950 / 0	1952 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1259	888	750	812	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1725	1308	1687	1592	1194
Att/Det Gar Sqft	400	320	280	350	345
Prior Land	\$9,700				
Prior Total	\$90,470				
Comp Land Estimate	\$10,000	\$12,000	\$10,000	\$10,000	\$9,000
Sale Date		9/1/2020	10/12/2018	7/30/2019	6/11/2020
Sale Price		\$147,000	\$125,122	\$102,000	\$126,500
Time Adj Sale Price		\$147,000	\$133,700	\$105,100	\$126,700
TADJSP/SQFT		\$112.39	\$79.25	\$66.02	\$106.11
Total Adj Factors	\$67,800	\$54,400	\$64,700	\$62,700	\$51,200
Adjusted Sale Price		\$160,400	\$136,800	\$110,200	\$143,300
Comparable Estimate	\$135,000 (\$78.26/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-3	102.38-4-2	102.38-5-15	102.37-3-25	102.38-5-18
Owner	Kelly, Janice L	Garcia Thomas, Jessica	Fortini, Jonathan	Bartnik, Rebecca	Lawrence, Patrick
Address	140 Leonard Post Dr	39 Westchester Dr	20 Westchester Dr	72 Westchester Dr	30 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 113	50 x 100	50 x 100	50 x 100	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1953 / 0	1953 / 0	1952 / 0	1955 / 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 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	4
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	728	780	750	756	802
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1036	1110	1080	1086	1143
Att/Det Gar Sqft	320	368	308	294	308
Prior Land	\$9,800				
Prior Total	\$63,800				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/13/2019	9/25/2018	9/14/2018
Sale Price		\$118,500	\$119,000	\$87,000	\$100,000
Time Adj Sale Price		\$118,500	\$121,800	\$93,500	\$107,500
TADJSP/SQFT		\$106.76	\$112.78	\$86.10	\$94.05
Total Adj Factors	\$52,800	\$48,500	\$47,000	\$44,700	\$48,200
Adjusted Sale Price		\$122,800	\$127,600	\$101,600	\$112,100
Comparable Estimate	\$118,000 (\$113.9/SFLA)				\$51,200 \$128,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-2-1	102.46-2-16	102.38-4-3	102.38-5-18	102.38-5-15
Owner	Swiatek, John R	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica
Address	145 Leonard Post Dr	18 Chopin Pl	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 105	50 x 168	50 x 100	50 x 100	50 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	1946 / 0	1948 / 0	1952 / 0	1955 / 0	1953 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	840	888	864	802	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1448	1308	1194	1143	1110
Att/Det Gar Sqft	280	320	345	308	368
Prior Land	\$11,900				
Prior Total	\$80,600				
Comp Land Estimate	\$12,000	\$12,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	9/14/2018	9/14/2020
Sale Price		\$147,000	\$126,500	\$100,000	\$118,500
Time Adj Sale Price		\$147,000	\$126,700	\$107,500	\$118,500
TADJSP/SQFT		\$112.39	\$106.11	\$94.05	\$106.76
Total Adj Factors	\$59,200	\$54,400	\$51,200	\$48,200	\$47,000
Adjusted Sale Price		\$151,800	\$134,700	\$118,500	\$129,200
Comparable Estimate	\$134,000 (\$92.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-2	102.46-2-16	91.78-2-24	102.21-7-53	102.38-4-3	101.28-6-7
Owner	Peacock, Phillip B	Bassett, Brittany N	Kiristitz, Richard J	Sims, Cassandra	Brown, Clifton III	Wilson, Nadia T
Address	146 Leonard Post Dr	18 Chopin Pl	7 St James Rd	50 Parkedge Dr	37 Westchester Dr	40 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 50	50 x 168	46 x 130	50 x 130	50 x 100	50 x 130
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	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1948 / 0	1948 / 0	1950 / 0	1952 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1122	888	750	812	864	916
2nd Sty Area	0	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 450
SFLA	1792	1308	1687	1592	1194	1516
Att/Det Gar Sqft		806 320		280 350		345 300
Prior Land	\$6,800					
Prior Total	\$96,280					
Comp Land Estimate	\$3,000	\$12,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		9/1/2020	10/12/2018	7/30/2019	6/11/2020	5/20/2019
Sale Price		\$147,000	\$125,122	\$102,000	\$126,500	\$113,000
Time Adj Sale Price		\$147,000	\$133,700	\$105,100	\$126,700	\$117,200
TADJSP/SQFT		\$112.39	\$79.25	\$66.02	\$106.11	\$77.31
Total Adj Factors	\$78,100	\$54,400	\$64,700	\$62,700	\$51,200	\$62,600
Adjusted Sale Price		\$170,700	\$147,100	\$120,500	\$153,600	\$132,700
Comparable Estimate	\$145,000 (\$80.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-3-2	90.84-3-17	101.28-3-13	101.28-7-27	101.28-7-9
Owner	Diehl, Heinz	Hewitt, Jason	Rahman, MD Abdur	Ahmed, Tanveer	Hanif, Mohammed
Address	14 Long Ave	39 Andrews Ave	17 Andrews Ave	25 Pine Ridge Ter	384 Pine Ridge Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 150	45 x 150	35 x 150	40 x 114	55 x 128
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	06 Stucco	04 Composition	01 Wood
Year Built/Eff Yr Built	1897 / 0	1902 / 0	1913 / 0	1927 / 0	1880 / 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 95
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1134	1190	1293	1272	1041
2nd Sty Area	840	0	0	0	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1974	1886	1843	1917	1902
Att/Det Gar Sqft	357		400	252	1,029
Prior Land	\$9,200				
Prior Total	\$56,800				
Comp Land Estimate	\$9,000	\$11,000	\$9,000	\$9,000	\$11,000
Sale Date		3/20/2020	7/6/2018	11/29/2018	4/23/2019
Sale Price		\$85,000	\$100,000	\$98,000	\$78,000
Time Adj Sale Price		\$85,600	\$108,700	\$104,100	\$81,100
TADJSP/SQFT		\$45.39	\$58.98	\$54.30	\$42.64
Total Adj Factors	\$37,000	\$19,000	\$34,000	\$32,100	\$32,400
Adjusted Sale Price		\$103,600	\$111,700	\$109,000	\$85,700
Comparable Estimate	\$102,000 (\$51.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-3-1	101.28-5-8	101.36-3-3	90.84-2-25	101.28-11-15
Owner	Sulowski, Ronald J	Frances Dugan, Andrew	Weaver, Leah T	Creative 786 Corporatio	Hodges, Taylor
Address	18 Long Ave	36 David Ave	42 Olcott Pl	56 Andrews Ave	34 Olcott Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 150	60 x 135	60 x 130	60 x 204	30 x 133
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1915 / 0	1917 / 0	1894 / 0	1946 / 0
Condition	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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	5	6	5	4
Full/Half Baths	2 / 1	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	1436	1624	1209	1300	1056
2nd Sty Area	1286	902	1200	340	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2722	2717	2409	2240	2112
Att/Det Gar Sqft	780	462		756	
Prior Land	\$10,500				
Prior Total	\$66,800				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$14,000	\$7,000
Sale Date		9/16/2019	1/21/2020	5/1/2019	12/6/2018
Sale Price		\$109,900	\$76,000	\$95,000	\$106,000
Time Adj Sale Price		\$112,500	\$76,800	\$98,500	\$112,000
TADJSP/SQFT		\$41.41	\$31.88	\$43.97	\$53.03
Total Adj Factors	\$50,900	\$48,100	\$9,000	\$37,000	\$40,200
Adjusted Sale Price		\$115,300	\$118,700	\$112,400	\$122,700
Comparable Estimate	\$118,000 (\$43.35/SFLA)				

Subject

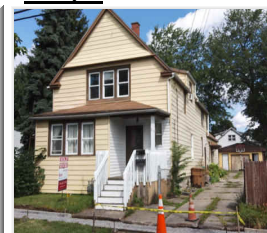
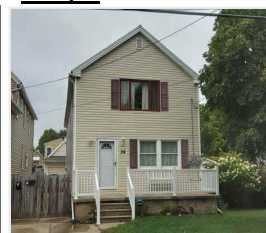
Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.84-3-13	101.36-3-3	90.84-2-25	101.28-11-15	101.28-7-27	101.28-5-8
Owner	Moyer Jeanine E	Weaver, Leah T	Creative 786 Corporatio	Hodges, Taylor	Ahmed, Tanveer	Frances Dugan, Andrew
Address	22 Long Ave	42 Olcott Pl	56 Andrews Ave	34 Olcott Pl	25 Pine Ridge Ter	36 David 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 100	60 x 130	60 x 204	30 x 133	40 x 114	60 x 135
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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1917 / 0	1894 / 0	1946 / 0	1927 / 0	1915 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5	2.0
Bedrooms	4	6	5	4	3	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1574	1209	1300	1056	1272	1624
2nd Sty Area	0	1200	340	1056	0	902
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	2350	2409	2240	2112	1917	2717
Att/Det Gar Sqft	660			756	252	462
Prior Land	\$9,700					
Prior Total	\$66,900					
Comp Land Estimate	\$10,000	\$12,000	\$14,000	\$7,000	\$9,000	\$12,000
Sale Date		1/21/2020	5/1/2019	12/6/2018	11/29/2018	9/16/2019
Sale Price		\$76,000	\$95,000	\$106,000	\$98,000	\$109,900
Time Adj Sale Price		\$76,800	\$98,500	\$112,000	\$104,100	\$112,500
TADJSP/SQFT		\$31.88	\$43.97	\$53.03	\$54.30	\$41.41
Total Adj Factors	\$46,200	\$9,000	\$37,000	\$40,200	\$32,100	\$48,100
Adjusted Sale Price		\$114,000	\$107,700	\$118,000	\$118,200	\$110,600
Comparable Estimate	\$114,000 (\$48.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-8	90.84-2-25	101.36-3-3	101.28-5-8	101.28-3-13
Owner	Maines, Richard	Creative 786 Corporatio	Weaver, Leah T	Hewitt, Jason	Rahman, MD Abdur
Address	25 Long Ave	56 Andrews Ave	42 Olcott Pl	36 David Ave	39 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	92 x 160	60 x 204	60 x 130	60 x 135	45 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1900 / 0	1894 / 0	1917 / 0	1915 / 0	1913 / 0
Condition	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 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	5	6	5	4
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	1376	1300	1209	1624	1190
2nd Sty Area	1008	340	1200	902	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2384	2240	2409	2717	1886
Att/Det Gar Sqft	528			462	
Prior Land	\$17,100				
Prior Total	\$79,900				
Comp Land Estimate	\$17,000	\$14,000	\$12,000	\$12,000	\$11,000
Sale Date		5/1/2019	1/21/2020	9/16/2019	3/20/2020
Sale Price		\$95,000	\$76,000	\$109,900	\$85,000
Time Adj Sale Price		\$98,500	\$76,800	\$112,500	\$85,600
TADJSP/SQFT		\$43.97	\$31.88	\$41.41	\$45.39
Total Adj Factors	\$45,000	\$37,000	\$9,000	\$48,100	\$19,000
Adjusted Sale Price		\$106,500	\$112,800	\$109,400	\$111,600
Comparable Estimate	\$112,000 (\$46.98/SFLA)				

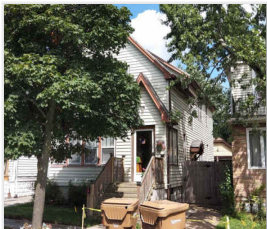
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-3-11.1	101.28-3-13	101.28-12-16	90.84-3-17	101.28-7-27
Owner	Buffalo Empire LLC	Rahman, MD Abdur	Meah, Tipu	Hewitt, Jason	Ahmed, Tanveer
Address	26 Long Ave	17 Andrews Ave	47 Avery Pl	39 Andrews Ave	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	76 x 150	35 x 150	30 x 103	45 x 150	40 x 114
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	06 Stucco	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1934 / 0	1913 / 0	1930 / 0	1902 / 0	1927 / 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/strm 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
Stories	2.0	1.5	2.0	1.5	2.0
Bedrooms	4	4	6	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	880	1293	880	1190	1272
2nd Sty Area	880	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1843	1760	1886	1917
Att/Det Gar Sqft		400	484		252
Prior Land	\$14,600				
Prior Total	\$55,600				
Comp Land Estimate	\$15,000	\$9,000	\$7,000	\$11,000	\$9,000
Sale Date		7/6/2018	12/21/2018	3/20/2020	11/29/2018
Sale Price		\$100,000	\$140,000	\$85,000	\$98,000
Time Adj Sale Price		\$108,700	\$147,900	\$85,600	\$104,100
TADJSP/SQFT		\$58.98	\$84.03	\$45.39	\$54.30
Total Adj Factors	\$35,500	\$34,000	\$34,300	\$19,000	\$32,100
Adjusted Sale Price		\$110,200	\$149,100	\$102,100	\$107,500
Comparable Estimate	\$120,000 (\$68.18/SFLA)				\$33,600



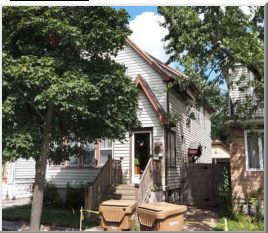
SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.84-4-9	90.76-5-31	90.76-5-33	102.21-7-40	90.76-6-2	102.29-1-36
Owner	Wojdan, Timothy A	Nzamwita, Edwin	Rivera, Kiesha	Gebremariam, Shitaye /	Kuhn, Denise	Lian, Lal Hmun
Address	31 Long Ave	27 Preston Rd	43 Preston Rd	114 Parkedge Dr	83 Carol Dr	38 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 160	55 x 103	35 x 103	50 x 130	53 x 103	50 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1951 / 0	1950 / 0	1951 / 0	1956 / 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	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	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	1 / 0	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	864	860	704	860	996	957
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	1280	1290	1232	1250	1386	1174
Att/Det Gar Sqft	400	462	280	280	280	384
Prior Land	\$10,800					
Prior Total	\$77,100					
Comp Land Estimate	\$11,000	\$10,000	\$8,000	\$10,000	\$10,000	\$9,000
Sale Date		10/3/2018	2/10/2020	9/12/2019	8/23/2018	10/19/2018
Sale Price		\$108,000	\$115,000	\$120,000	\$90,000	\$98,000
Time Adj Sale Price		\$115,400	\$116,000	\$122,800	\$97,300	\$104,700
TADJSP/SQFT		\$89.46	\$94.16	\$98.24	\$70.20	\$89.18
Total Adj Factors	\$54,600	\$53,700	\$56,000	\$53,800	\$56,200	\$49,400
Adjusted Sale Price		\$116,300	\$114,600	\$123,600	\$95,700	\$109,900
Comparable Estimate	\$112,000 (\$87.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-3-10	101.28-3-13	101.28-12-16	102.21-3-17	101.36-4-3
Owner	Jones, Nakia	Rahman, MD Abdur	Meah, Tipu	Eady, Aaron N	George, Asalmah
Address	32 Long Ave	17 Andrews Ave	47 Avery Pl	39 Andrews Ave	15 Winkler Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 150	35 x 150	30 x 103	45 x 150	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	06 Stucco	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1913 / 0	1930 / 0	1902 / 0	1928 / 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/strm Yes	3 Hot wtr/strm 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
Stories	1.5	1.5	2.0	1.5	1.5
Bedrooms	4	4	6	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1102	1293	880	1190	1078
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1706	1843	1760	1886	1655
Att/Det Gar Sqft	400	400	484	480	440
Prior Land	\$7,900				
Prior Total	\$53,800				
Comp Land Estimate	\$8,000	\$9,000	\$7,000	\$11,000	\$8,000
Sale Date		7/6/2018	12/21/2018	3/20/2020	7/27/2018
Sale Price		\$100,000	\$140,000	\$85,000	\$90,552
Time Adj Sale Price		\$108,700	\$147,900	\$85,600	\$98,400
TADJSP/SQFT		\$58.98	\$84.03	\$45.39	\$59.46
Total Adj Factors	\$34,500	\$34,000	\$34,300	\$19,000	\$33,300
Adjusted Sale Price		\$109,200	\$148,100	\$101,100	\$99,600
Comparable Estimate	\$118,000 (\$69.17/SFLA)				

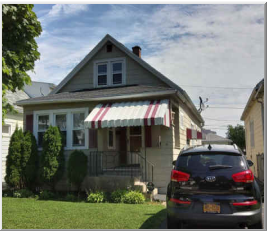
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-3-9	90.84-3-17	101.28-3-13	101.28-7-9	101.28-12-16
Owner	34 Long Trust	Hewitt, Jason	Rahman, MD Abdur	Hanif, Mohammed	Meah, Tipu
Address	34 Long Ave	39 Andrews Ave	17 Andrews Ave	384 Pine Ridge Rd	47 Avery Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 150	45 x 150	35 x 150	55 x 128	30 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	06 Stucco	01 Wood	02 Brick
Year Built/Eff Yr Built	1877 / 0	1902 / 0	1913 / 0	1880 / 0	1930 / 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 95	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	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	2.0	2.0
Bedrooms	5	4	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1050	1190	1293	1041	880
2nd Sty Area	0	0	0	861	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1732	1886	1843	1902	1760
Att/Det Gar Sqft	580		400	1,029	484
Prior Land	\$7,900				
Prior Total	\$54,900				
Comp Land Estimate	\$8,000	\$11,000	\$9,000	\$11,000	\$7,000
Sale Date		3/20/2020	7/6/2018	4/23/2019	12/21/2018
Sale Price		\$85,000	\$100,000	\$78,000	\$140,000
Time Adj Sale Price		\$85,600	\$108,700	\$81,100	\$147,900
TADJSP/SQFT		\$45.39	\$58.98	\$42.64	\$84.03
Total Adj Factors	\$35,100	\$19,000	\$34,000	\$32,400	\$34,300
Adjusted Sale Price		\$101,700	\$109,800	\$83,800	\$148,700
Comparable Estimate	\$110,000 (\$63.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-10	102.21-6-62	90.76-5-36	91.77-1-3	91.77-3-14
Owner	Meise, Daniel G	Huff, Anthony B	Perez, Hector E	Johnson, Teourialeir G	Dierdorf, Justin
Address	37 Long Ave	64 David Ave	53 Preston Rd	2501 Genesee St	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 159	30 x 135	35 x 103	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1902 / 0	1934 / 0	1930 / 0	1930 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.5	2.0	1.5	1.3	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	2 / 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	1071	1001	1100	1136	876
2nd Sty Area	0	936	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	1871	1937	1678	1494	1644
Att/Det Gar Sqft		396	308	216	624
Prior Land	\$12,700				
Prior Total	\$73,870				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/19/2020	8/13/2020	10/23/2020	11/21/2019
Sale Price		\$137,000	\$116,000	\$116,000	\$146,500
Time Adj Sale Price		\$137,000	\$116,000	\$116,000	\$149,000
TADJSP/SQFT		\$70.73	\$69.13	\$77.64	\$90.63
Total Adj Factors	\$39,700	\$70,300	\$35,500	\$29,200	\$57,300
Adjusted Sale Price		\$106,400	\$120,200	\$126,500	\$131,400
Comparable Estimate	\$122,000 (\$65.21/SFLA)				\$8,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-11	101.28-7-27	90.84-3-17	101.28-3-13	91.77-1-8
Owner	Laskay, Kathleen W	Ahmed, Tanveer	Hewitt, Jason	Rahman, MD Abdur	Hawkins, Aaron
Address	41 Long Ave	25 Pine Ridge Ter	39 Andrews Ave	17 Andrews Ave	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 159	40 x 114	45 x 150	35 x 150	41 x 124
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	06 Stucco	04 Composition
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1902 / 0	1913 / 0	1929 / 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 No	3 Hot wtr/stm 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	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1219	1272	1190	1293	1034
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1980	1917	1886	1843	1855
Att/Det Gar Sqft		252		400	665
Prior Land	\$12,700				
Prior Total	\$59,800				
Comp Land Estimate	\$13,000	\$9,000	\$11,000	\$9,000	\$8,000
Sale Date		11/29/2018	3/20/2020	7/6/2018	2/7/2020
Sale Price		\$98,000	\$85,000	\$100,000	\$92,500
Time Adj Sale Price		\$104,100	\$85,600	\$108,700	\$93,300
TADJSP/SQFT		\$54.30	\$45.39	\$58.98	\$50.30
Total Adj Factors	\$36,700	\$32,100	\$19,000	\$34,000	\$36,100
Adjusted Sale Price		\$108,700	\$103,300	\$111,400	\$93,900
Comparable Estimate	\$111,000 (\$56.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-3-5	90.76-5-36	102.21-6-62	90.76-3-21	91.77-1-3
Owner	Riexinger, James E	Perez, Hector E	Huff, Anthony B	Sarki, Subash	Johnson, Teourialeir G
Address	46 Long Ave	53 Preston Rd	64 David Ave	22 Marne Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 118	35 x 103	30 x 135	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1900 / 0	1930 / 0	1934 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.3	1.3
Bedrooms	4	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 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	1164	1100	1001	1116	1136
2nd Sty Area	0	0	936	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 0
SFLA	1824	1678	1937	1451	1494
Att/Det Gar Sqft	440	308	396	280	216
Prior Land	\$7,100				
Prior Total	\$69,720				
Comp Land Estimate	\$7,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		8/13/2020	10/19/2020	9/11/2020	10/23/2020
Sale Price		\$116,000	\$137,000	\$120,000	\$116,000
Time Adj Sale Price		\$116,000	\$137,000	\$120,000	\$116,000
TADJSP/SQFT		\$69.13	\$70.73	\$82.70	\$77.64
Total Adj Factors	\$37,400	\$35,500	\$70,300	\$33,800	\$29,200
Adjusted Sale Price		\$117,900	\$104,100	\$123,600	\$124,200
Comparable Estimate	\$120,000 (\$65.79/SFLA)				

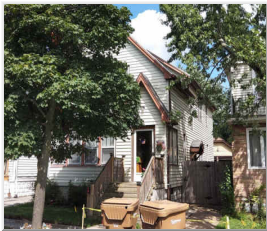
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-12	90.84-2-25	101.36-3-3	90.84-3-17	101.28-7-9
Owner	Tyson, Lillian	Creative 786 Corporatio	Weaver, Leah T	Hewitt, Jason	Hanif, Mohammed
Address	49 Long Ave	56 Andrews Ave	42 Olcott Pl	39 Andrews Ave	384 Pine Ridge Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 159	60 x 204	60 x 130	45 x 150	55 x 128
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1892 / 0	1894 / 0	1917 / 0	1902 / 0	1880 / 0
Condition	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 95
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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
Stories	2.0	2.0	2.0	1.5	2.0
Bedrooms	5	5	6	4	4
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1239	1300	1209	1190	1041
2nd Sty Area	1050	340	1200	0	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2289	2240	2409	1886	1902
Att/Det Gar Sqft	508				1,029
Prior Land	\$12,700				
Prior Total	\$65,500				
Comp Land Estimate	\$13,000	\$14,000	\$12,000	\$11,000	\$11,000
Sale Date		5/1/2019	1/21/2020	3/20/2020	4/23/2019
Sale Price		\$95,000	\$76,000	\$85,000	\$78,000
Time Adj Sale Price		\$98,500	\$76,800	\$85,600	\$81,100
TADJSP/SQFT		\$43.97	\$31.88	\$45.39	\$42.64
Total Adj Factors	\$40,800	\$37,000	\$9,000	\$19,000	\$32,400
Adjusted Sale Price		\$102,300	\$108,600	\$107,400	\$89,500
Comparable Estimate	\$105,000 (\$45.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-13	102.21-2-24	90.76-3-21	101.36-1-4	90.76-2-50
Owner	Cox, Rhonda D	Sinclair, Jake P	Sarki, Subash	Parven, Farzana	Johnson, Teourialeir G
Address	51 Long Ave	19 Rowland Rd	22 Marne Rd	57 Alpine Pl	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 159	34 x 120	35 x 103	60 x 112	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1928 / 0	1930 / 0	1920 / 0	1930 / 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 Yes	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	1.3	1.3	2.0	1.3
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1056	1023	1116	676	1136
2nd Sty Area	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1372	1300	1451	1378	1494
Att/Det Gar Sqft		266	280	308	216
Prior Land	\$12,700				
Prior Total	\$58,100				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$11,000	\$8,000
Sale Date		4/4/2019	9/11/2020	8/9/2019	10/23/2020
Sale Price		\$85,000	\$120,000	\$90,000	\$116,000
Time Adj Sale Price		\$88,400	\$120,000	\$92,400	\$116,000
TADJSP/SQFT		\$68.00	\$82.70	\$67.05	\$77.64
Total Adj Factors	\$31,300	\$27,600	\$33,800	\$32,400	\$29,200
Adjusted Sale Price		\$92,100	\$117,500	\$91,300	\$118,100
Comparable Estimate	\$103,000 (\$75.07/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-14	102.21-2-16	102.29-1-23	101.28-4-13	102.21-6-52
Owner	Kessel Jennifer M	Eastman, Robert J	Turchiarelli, Kevin	Jackson, Maqus R	Arnold, Shai
Address	55 Long Ave	8 Winkler Rd	90 Markus Dr	407 Pine Ridge Rd	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 158	34 x 120	50 x 100	35 x 120	50 x 135
Building Style	14 other	13 Bungalow	01 Ranch	01 Ranch	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1928 / 0	1955 / 0	1955 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	968	825	1130	1034
2nd Sty Area	864	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 968	0 0	0 0	0 200
SFLA	864	968	825	1130	1034
Att/Det Gar Sqft		180	460	352	320
Prior Land	\$10,000				
Prior Total	\$47,700				
Comp Land Estimate	\$10,000	\$8,000	\$9,000	\$8,000	\$11,000
Sale Date		6/19/2020	9/24/2018	5/13/2019	7/27/2018
Sale Price		\$138,000	\$103,000	\$106,000	\$100,000
Time Adj Sale Price		\$138,200	\$110,700	\$109,900	\$108,700
TADJSP/SQFT		\$142.77	\$134.18	\$97.26	\$105.13
Total Adj Factors	\$37,700	\$44,800	\$45,500	\$55,900	\$27,400
Adjusted Sale Price		\$131,100	\$102,900	\$91,700	\$119,000
Comparable Estimate	\$104,000 (\$120.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-15	102.29-1-23	101.28-4-13	102.21-7-28	101.36-6-2
Owner	Ernst Randolph G	Turchiarelli, Kevin	Jackson, Maqus R	Kardas, Christopher M	Gregoire, Todd C
Address	59 Long Ave	90 Markus Dr	407 Pine Ridge Rd	149 David Ave	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 158	50 x 100	35 x 120	37 x 135	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1955 / 0	1950 / 0	1956 / 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	675	825	1130	940	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	675	825	1130	940	988
Att/Det Gar Sqft	396	460	352	280	320
Prior Land	\$10,000				
Prior Total	\$55,200				
Comp Land Estimate	\$10,000	\$9,000	\$8,000	\$9,000	\$10,000
Sale Date		9/24/2018	5/13/2019	7/18/2018	7/18/2018
Sale Price		\$103,000	\$106,000	\$80,000	\$100,000
Time Adj Sale Price		\$110,700	\$109,900	\$87,000	\$108,700
TADJSP/SQFT		\$134.18	\$97.26	\$92.55	\$110.02
Total Adj Factors	\$39,300	\$45,500	\$55,900	\$48,100	\$51,900
Adjusted Sale Price		\$104,500	\$93,300	\$78,200	\$96,100
Comparable Estimate	\$90,000 (\$133.33/SFLA)				

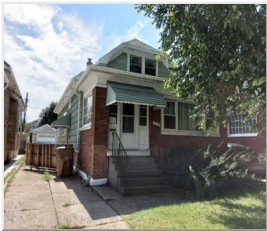
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-16	102.29-1-23	101.28-4-13	102.21-7-28	101.36-6-2
Owner	Kaid, Mushtaq M	Turchiarelli, Kevin	Jackson, Maqus R	Kardas, Christopher M	Gregoire, Todd C
Address	65 Long Ave	90 Markus Dr	407 Pine Ridge Rd	149 David Ave	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 158	50 x 100	35 x 120	37 x 135	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1955 / 0	1950 / 0	1956 / 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	1	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	700	825	1130	940	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	700	825	1130	940	988
Att/Det Gar Sqft		460	352	280	320
Prior Land	\$10,000				
Prior Total	\$46,800				
Comp Land Estimate	\$10,000	\$9,000	\$8,000	\$9,000	\$10,000
					\$8,000
Sale Date		9/24/2018	5/13/2019	7/18/2018	7/18/2018
Sale Price		\$103,000	\$106,000	\$80,000	\$100,000
Time Adj Sale Price		\$110,700	\$109,900	\$87,000	\$108,700
TADJSP/SQFT		\$134.18	\$97.26	\$92.55	\$110.02
					\$87.56
Total Adj Factors	\$18,700	\$45,500	\$55,900	\$48,100	\$51,900
Adjusted Sale Price		\$83,900	\$72,700	\$57,600	\$75,500
					\$54,300
Comparable Estimate	\$70,000 (\$100/SFLA)				\$59,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.84-4-17	102.21-6-62	90.76-5-36	90.76-3-21	91.77-1-3
Owner	Kaid, Mushtaq M	Huff, Anthony B	Perez, Hector E	Sarki, Subash	Johnson, Teourialeir G
Address	71 Long Ave	64 David Ave	53 Preston Rd	22 Marne Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 158	30 x 135	35 x 103	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1920 / 0	1934 / 0	1930 / 0	1930 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm 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	1.5	2.0	1.5	1.3	1.3
Bedrooms	5	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1317	1001	1100	1116	1136
2nd Sty Area	0	936	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 0
SFLA	1895	1937	1678	1451	1494
Att/Det Gar Sqft		396	308	280	216
Prior Land	\$9,400				
Prior Total	\$66,400				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/19/2020	8/13/2020	9/11/2020	10/23/2020
Sale Price		\$137,000	\$116,000	\$120,000	\$116,000
Time Adj Sale Price		\$137,000	\$116,000	\$120,000	\$116,000
TADJSP/SQFT		\$70.73	\$69.13	\$82.70	\$77.64
Total Adj Factors	\$21,100	\$70,300	\$35,500	\$33,800	\$29,200
Adjusted Sale Price		\$87,800	\$101,600	\$107,300	\$107,900
Comparable Estimate	\$103,000 (\$54.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-11	102.21-2-24	91.77-1-3	102.21-6-52	91.77-3-14
Owner	Kowalski, Susan M	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Dierdorf, Justin
Address	4 Loxley Rd	19 Rowland Rd	2501 Genesee St	98 David Ave	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	33 x 120	34 x 120	34 x 120	50 x 135	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1930 / 0	1928 / 0	1930 / 0	1927 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.3	1.3	1.3	1.0	2.0
Bedrooms	3	3	4	3	3
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	1022	1023	1136	1034	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	1299	1300	1494	1034	1644
Att/Det Gar Sqft	324	266	216	320	624
Prior Land	\$7,300				
Prior Total	\$54,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$10,000
Sale Date		4/4/2019	10/23/2020	7/27/2018	11/21/2019
Sale Price		\$85,000	\$116,000	\$100,000	\$146,500
Time Adj Sale Price		\$88,400	\$116,000	\$108,700	\$149,000
TADJSP/SQFT		\$68.00	\$77.64	\$105.13	\$90.63
Total Adj Factors	\$20,800	\$27,600	\$29,200	\$27,400	\$57,300
Adjusted Sale Price		\$81,600	\$107,600	\$102,100	\$112,500
Comparable Estimate	\$98,000 (\$75.44/SFLA)				\$83,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-12	102.21-4-14	102.21-4-4	91.77-1-8	102.21-5-5	102.22-8-4
Owner	Hayes, Sharon M	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron	Escalante, Juan	Cruver, Thomas E
Address	5 Loxley Rd	11 Loxley Rd	24 Pendennis Pl	44 Loxley Rd	34 Kaufman Rd	11 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	33 x 120	35 x 120	35 x 129	41 x 124	60 x 147	50 x 176
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1930 / 0	1929 / 0	1924 / 0	1928 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	1020	972	959	973	971	904
2nd Sty Area	660	882	861	882	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	1845	1854	1820	1855	1832	1798
Att/Det Gar Sqft	440	324		665	480	399
Prior Land	\$7,300					
Prior Total	\$67,600					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$12,000	\$12,000
Sale Date		7/5/2018	10/8/2018	2/7/2020	8/13/2019	8/19/2019
Sale Price		\$85,500	\$85,000	\$92,500	\$130,000	\$132,250
Time Adj Sale Price		\$93,000	\$90,800	\$93,300	\$133,500	\$135,800
TADJSP/SQFT		\$50.16	\$49.89	\$50.30	\$72.87	\$75.53
Total Adj Factors	\$44,100	\$34,300	\$31,500	\$36,100	\$38,400	\$38,700
Adjusted Sale Price		\$102,800	\$103,400	\$101,300	\$139,200	\$141,200
Comparable Estimate	\$118,000 (\$63.96/SFLA)					

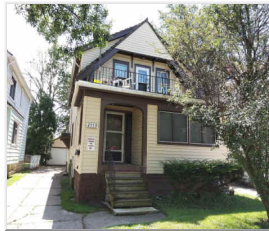
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-9	91.77-1-3	102.21-2-24	91.77-3-14	102.76-3-21
Owner	Bieber, Marcia O	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Sarki, Subash
Address	8 Loxley Rd	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	40 x 141	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1937 / 0	1930 / 0	1928 / 0	1941 / 0	1930 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.3	1.3	2.0	1.3
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1136	1023	876	1116
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 900
SFLA	1456	1494	1300	1644	1451
Att/Det Gar Sqft	324	216	266	624	280
Prior Land	\$7,700				
Prior Total	\$60,400				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	9/11/2020
Sale Price		\$116,000	\$85,000	\$146,500	\$120,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$120,000
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$82.70
Total Adj Factors	\$31,600	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$118,400	\$92,400	\$123,300	\$117,800
Comparable Estimate	\$113,000 (\$77.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-13	102.21-3-17	102.21-6-27	102.21-4-4	102.22-8-4
Owner	Raczka Daniel J	Eady, Aaron N	Griffin, Dajour	Mir, Torikulislam	Cruver, Thomas E
Address	9 Loxley Rd	15 Winkler Rd	125 Peach Tree Rd	24 Pendennis Pl	11 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 121	35 x 129	50 x 176
Building 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
Year Built/Eff Yr Built	1930 / 0	1928 / 0	1927 / 0	1930 / 0	1928 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	1078	1028	959	904
2nd Sty Area	640	0	0	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1664	1655	1592	1820	1798
Att/Det Gar Sqft	396	480	396	324	399
Prior Land	\$7,700				
Prior Total	\$63,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$9,000	\$12,000
Sale Date		7/27/2018	3/16/2020	10/8/2018	8/19/2019
Sale Price		\$90,552	\$100,000	\$85,000	\$132,250
Time Adj Sale Price		\$98,400	\$100,700	\$90,800	\$135,800
TADJSP/SQFT		\$59.46	\$63.25	\$49.89	\$75.53
Total Adj Factors	\$32,900	\$33,300	\$31,900	\$31,500	\$38,700
Adjusted Sale Price		\$98,000	\$101,700	\$92,200	\$130,000
Comparable Estimate	\$103,000 (\$61.9/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-14	102.21-4-14	91.77-1-8	102.21-4-4	102.21-5-5	102.21-5-15
Owner	Bobbitt, Joann	Bobbitt, Joann	Hawkins, Aaron	Mir, Torikulislam	Escalante, Juan	A & Z BD, Inc.
Address	11 Loxley Rd	11 Loxley Rd	44 Loxley Rd	24 Pendennis Pl	34 Kaufman Rd	25 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 120	41 x 124	35 x 129	60 x 147	35 x 133
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1930 / 0	1924 / 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 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	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	972	972	973	959	971	1007
2nd Sty Area	882	882	882	861	861	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0	0 0
SFLA	1854	1854	1855	1820	1832	1909
Att/Det Gar Sqft	324	324	665		480	360
Prior Land	\$7,700					
Prior Total	\$66,800					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$12,000	\$9,000
Sale Date		7/5/2018	2/7/2020	10/8/2018	8/13/2019	1/17/2020
Sale Price		\$85,500	\$92,500	\$85,000	\$130,000	\$85,000
Time Adj Sale Price		\$93,000	\$93,300	\$90,800	\$133,500	\$85,900
TADJSP/SQFT		\$50.16	\$50.30	\$49.89	\$72.87	\$45.00
Total Adj Factors	\$34,300	\$34,300	\$36,100	\$31,500	\$38,400	\$35,500
Adjusted Sale Price		\$93,000	\$91,500	\$93,600	\$129,400	\$84,700
Comparable Estimate	\$98,000 (\$52.86/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-8	102.21-4-14	102.21-5-15	102.21-4-4	101.28-11-15
Owner	Wisniewski, John J	Bobbitt, Joann	A & Z BD, Inc.	Mir, Torikulislam	Hodges, Taylor
Address	12 Loxley Rd	11 Loxley Rd	25 Pendennis Pl	24 Pendennis Pl	34 Olcott Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 133	41 x 124	30 x 133
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1929 / 0	1927 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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	3 Partial 0
1st Sty Area	1131	972	1007	973	1056
2nd Sty Area	968	882	902	882	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	2099	1854	1909	1855	2112
Att/Det Gar Sqft	560	324	360	665	756
Prior Land	\$7,700				
Prior Total	\$69,300				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$7,000
Sale Date		7/5/2018	1/17/2020	2/7/2020	10/8/2018
Sale Price		\$85,500	\$85,000	\$92,500	\$85,000
Time Adj Sale Price		\$93,000	\$85,900	\$93,300	\$90,800
TADJSP/SQFT		\$50.16	\$45.00	\$50.30	\$49.89
Total Adj Factors	\$39,200	\$34,300	\$35,500	\$36,100	\$31,500
Adjusted Sale Price		\$97,900	\$89,600	\$96,400	\$98,500
Comparable Estimate	\$99,000 (\$47.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-7	102.21-3-17	102.21-6-27	102.21-4-4	102.21-4-14
Owner	Wilson, Kidada A	Eady, Aaron N	Griffin, Dajour	Mir, Torikulislam	Bobbitt, Joann
Address	14 Loxley Rd	15 Winkler Rd	125 Peach Tree Rd	24 Pendennis Pl	11 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 121	35 x 129	35 x 120
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	1940 / 0	1928 / 0	1927 / 0	1936 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	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
1st Sty Area	958	1078	1028	891	972
2nd Sty Area	560	0	0	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1680	1655	1592	1752	1854
Att/Det Gar Sqft		480	396	336	324
Prior Land	\$7,700				
Prior Total	\$58,400				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/27/2018	3/16/2020	10/2/2020	10/8/2018
Sale Price		\$90,552	\$100,000	\$130,000	\$85,000
Time Adj Sale Price		\$98,400	\$100,700	\$130,000	\$93,000
TADJSP/SQFT		\$59.46	\$63.25	\$74.20	\$49.89
Total Adj Factors	\$27,400	\$33,300	\$31,900	\$33,600	\$34,300
Adjusted Sale Price		\$92,500	\$96,200	\$123,800	\$86,100
Comparable Estimate	\$97,000 (\$57.74/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-15	102.21-4-14	102.21-4-4	91.77-1-8	102.21-5-5	102.22-8-4
Owner	Gates, Marc H	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron	Escalante, Juan	Cruver, Thomas E
Address	15 Loxley Rd	11 Loxley Rd	24 Pendennis Pl	44 Loxley Rd	34 Kaufman Rd	11 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 129	41 x 124	60 x 147	50 x 176
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1930 / 0	1929 / 0	1924 / 0	1928 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	965	972	959	973	971	904
2nd Sty Area	861	882	861	882	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	1826	1854	1820	1855	1832	1798
Att/Det Gar Sqft	360	324		665	480	399
Prior Land	\$7,700					
Prior Total	\$67,200					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$12,000	\$12,000
Sale Date		7/5/2018	10/8/2018	2/7/2020	8/13/2019	8/19/2019
Sale Price		\$85,500	\$85,000	\$92,500	\$130,000	\$132,250
Time Adj Sale Price		\$93,000	\$90,800	\$93,300	\$133,500	\$135,800
TADJSP/SQFT		\$50.16	\$49.89	\$50.30	\$72.87	\$75.53
Total Adj Factors	\$35,000	\$34,300	\$31,500	\$36,100	\$38,400	\$38,700
Adjusted Sale Price		\$93,700	\$94,300	\$92,200	\$130,100	\$132,100
Comparable Estimate	\$108,000 (\$59.15/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-3-6	102.21-5-15	102.21-4-14	91.77-1-8	102.21-4-4	102.21-5-5
Owner	Iannello, Thomas	A & Z BD, Inc.	Bobbitt, Joann	Hawkins, Aaron	Mir, Torikulislam	Escalante, Juan
Address	18 Loxley Rd	25 Pendennis Pl	11 Loxley Rd	44 Loxley Rd	24 Pendennis Pl	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 133	35 x 120	41 x 124	35 x 129	60 x 147
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1929 / 0	1929 / 0	1930 / 0	1924 / 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	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	2.0	2.0
Bedrooms	5	4	4	4	4	4
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	1120	1007	972	973	959	971
2nd Sty Area	968	902	882	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	2088	1909	1854	1855	1820	1832
Att/Det Gar Sqft	400	360	324	665		480
Prior Land	\$7,700					
Prior Total	\$67,200					
Comp Land Estimate	\$8,000	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	2/7/2020	10/8/2018	8/13/2019
Sale Price		\$85,000	\$85,500	\$92,500	\$85,000	\$130,000
Time Adj Sale Price		\$85,900	\$93,000	\$93,300	\$90,800	\$133,500
TADJSP/SQFT		\$45.00	\$50.16	\$50.30	\$49.89	\$72.87
Total Adj Factors	\$38,400	\$35,500	\$34,300	\$36,100	\$31,500	\$38,400
Adjusted Sale Price		\$88,800	\$97,100	\$95,600	\$97,700	\$133,500
Comparable Estimate	\$103,000 (\$49.33/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-16	102.21-4-4	102.21-4-14	91.77-1-8	102.22-8-4	102.21-5-5
Owner	416Homez Inc.	Mir, Torikulislam	Bobbitt, Joann	Hawkins, Aaron	Cruver, Thomas E	Escalante, Juan
Address	19 Loxley Rd	24 Pendennis Pl	11 Loxley Rd	44 Loxley Rd	11 Kaufman Rd	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 124	35 x 129	35 x 120	41 x 124	50 x 176	60 x 147
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1929 / 0	1929 / 0	1928 / 0	1924 / 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	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	952	959	972	973	904	971
2nd Sty Area	861	861	882	882	894	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	1813	1820	1854	1855	1798	1832
Att/Det Gar Sqft			324	665	399	480
Prior Land	\$7,900					
Prior Total	\$64,000					
Comp Land Estimate	\$8,000	\$9,000	\$8,000	\$9,000	\$12,000	\$12,000
Sale Date		10/8/2018	7/5/2018	2/7/2020	8/19/2019	8/13/2019
Sale Price		\$85,000	\$85,500	\$92,500	\$132,250	\$130,000
Time Adj Sale Price		\$90,800	\$93,000	\$93,300	\$135,800	\$133,500
TADJSP/SQFT		\$49.89	\$50.16	\$50.30	\$75.53	\$72.87
Total Adj Factors	\$31,400	\$31,500	\$34,300	\$36,100	\$38,700	\$38,400
Adjusted Sale Price		\$90,700	\$90,100	\$88,600	\$128,500	\$126,500
Comparable Estimate	\$105,000 (\$57.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-5	102.21-4-14	102.21-5-15	102.21-4-4	102.21-5-5
Owner	Plandowski, Christophe	Bobbitt, Joann	A & Z BD, Inc.	Mir, Torikulislam	Escalante, Juan
Address	20 Loxley Rd	11 Loxley Rd	25 Pendennis Pl	24 Pendennis Pl	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 133	41 x 124	60 x 147
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1929 / 0	1927 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1120	972	1007	973	971
2nd Sty Area	968	882	902	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	2088	1854	1909	1855	1820
Att/Det Gar Sqft	400	324	360	665	480
Prior Land	\$7,700				
Prior Total	\$65,800				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		7/5/2018	1/17/2020	2/7/2020	10/8/2018
Sale Price		\$85,500	\$85,000	\$92,500	\$85,000
Time Adj Sale Price		\$93,000	\$85,900	\$93,300	\$90,800
TADJSP/SQFT		\$50.16	\$45.00	\$50.30	\$49.89
Total Adj Factors	\$34,500	\$34,300	\$35,500	\$36,100	\$31,500
Adjusted Sale Price		\$93,200	\$84,900	\$91,700	\$93,800
Comparable Estimate	\$99,000 (\$47.41/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-17	102.21-4-4	102.21-4-14	102.22-8-4	91.77-1-8	102.21-5-5
Owner	Stephens, Linda	Mir, Torikulislam	Bobbitt, Joann	Cruver, Thomas E	Hawkins, Aaron	Escalante, Juan
Address	21 Loxley Rd	24 Pendennis Pl	11 Loxley Rd	11 Kaufman Rd	44 Loxley Rd	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 127	35 x 129	35 x 120	50 x 176	41 x 124	60 x 147
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1929 / 0	1928 / 0	1929 / 0	1924 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	939	959	972	904	973	971
2nd Sty Area	861	861	882	894	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504	0 0
SFLA	1800	1820	1854	1798	1855	1832
Att/Det Gar Sqft	360		324	399	665	480
Prior Land	\$7,900					
Prior Total	\$67,100					
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$12,000	\$9,000	\$12,000
Sale Date		10/8/2018	7/5/2018	8/19/2019	2/7/2020	8/13/2019
Sale Price		\$85,000	\$85,500	\$132,250	\$92,500	\$130,000
Time Adj Sale Price		\$90,800	\$93,000	\$135,800	\$93,300	\$133,500
TADJSP/SQFT		\$49.89	\$50.16	\$75.53	\$50.30	\$72.87
Total Adj Factors	\$34,100	\$31,500	\$34,300	\$38,700	\$36,100	\$38,400
Adjusted Sale Price		\$93,400	\$92,800	\$131,200	\$91,300	\$129,200
Comparable Estimate	\$108,000 (\$60/SFLA)					

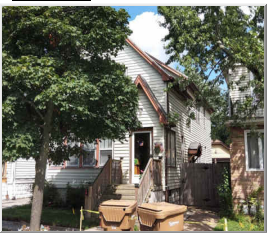
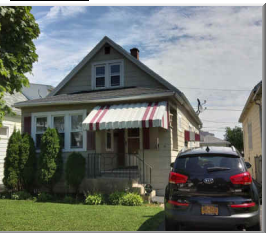
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-4	91.77-1-8	102.21-5-15	102.21-4-4	102.21-5-5
Owner	Gilbert Ryan	Hawkins, Aaron	A & Z BD, Inc.	Mir, Torikulislam	Escalante, Juan
Address	24 Loxley Rd	44 Loxley Rd	25 Pendennis Pl	24 Pendennis Pl	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	41 x 124	35 x 133	35 x 120	60 x 147
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1929 / 0	1927 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1112	973	1007	972	971
2nd Sty Area	968	882	902	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 504	0 0	0 0	0 0
SFLA	2080	1855	1909	1854	1820
Att/Det Gar Sqft	400	665	360	324	480
Prior Land	\$7,700				
Prior Total	\$68,700				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$12,000
Sale Date		2/7/2020	1/17/2020	7/5/2018	10/8/2018
Sale Price		\$92,500	\$85,000	\$85,500	\$85,000
Time Adj Sale Price		\$93,300	\$85,900	\$93,000	\$90,800
TADJSP/SQFT		\$50.30	\$45.00	\$50.16	\$49.89
Total Adj Factors	\$39,000	\$36,100	\$35,500	\$34,300	\$31,500
Adjusted Sale Price		\$96,200	\$89,400	\$97,700	\$98,300
Comparable Estimate	\$103,000 (\$49.52/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-18	102.21-5-15	102.21-4-14	91.77-1-8	102.21-4-4	102.21-5-5
Owner	Nesselbush Paul E	A & Z BD, Inc.	Bobbitt, Joann	Hawkins, Aaron	Mir, Torikulislam	Escalante, Juan
Address	25 Loxley Rd	25 Pendennis Pl	11 Loxley Rd	44 Loxley Rd	24 Pendennis Pl	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 129	35 x 133	35 x 120	41 x 124	35 x 129	60 x 147
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1929 / 0	1929 / 0	1930 / 0	1924 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1088	1007	972	973	959	971
2nd Sty Area	990	902	882	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	2078	1909	1854	1855	1820	1832
Att/Det Gar Sqft	400	360	324	665		480
Prior Land	\$7,900					
Prior Total	\$68,200					
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	2/7/2020	10/8/2018	8/13/2019
Sale Price		\$85,000	\$85,500	\$92,500	\$85,000	\$130,000
Time Adj Sale Price		\$85,900	\$93,000	\$93,300	\$90,800	\$133,500
TADJSP/SQFT		\$45.00	\$50.16	\$50.30	\$49.89	\$72.87
Total Adj Factors	\$37,600	\$35,500	\$34,300	\$36,100	\$31,500	\$38,400
Adjusted Sale Price		\$88,000	\$96,300	\$94,800	\$96,900	\$132,700
Comparable Estimate	\$102,000 (\$49.09/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-3-3	91.77-1-8	102.21-5-15	102.21-4-14	102.21-4-4	102.21-5-5
Owner	Gill, Donald W Jr	Hawkins, Aaron	A & Z BD, Inc.	Bobbitt, Joann	Mir, Torikulislam	Escalante, Juan
Address	28 Loxley Rd	44 Loxley Rd	25 Pendennis Pl	11 Loxley Rd	24 Pendennis Pl	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	41 x 124	35 x 133	35 x 120	35 x 129	60 x 147
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1929 / 0	1927 / 0	1929 / 0	1930 / 0	1924 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1123	973	1007	972	959	971
2nd Sty Area	968	882	902	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 504	0 0	0 0	0 0	0 0
SFLA	2091	1855	1909	1854	1820	1832
Att/Det Gar Sqft	400	665	360	324		480
Prior Land	\$7,700					
Prior Total	\$66,800					
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000
Sale Date		2/7/2020	1/17/2020	7/5/2018	10/8/2018	8/13/2019
Sale Price		\$92,500	\$85,000	\$85,500	\$85,000	\$130,000
Time Adj Sale Price		\$93,300	\$85,900	\$93,000	\$90,800	\$133,500
TADJSP/SQFT		\$50.30	\$45.00	\$50.16	\$49.89	\$72.87
Total Adj Factors	\$37,600	\$36,100	\$35,500	\$34,300	\$31,500	\$38,400
Adjusted Sale Price		\$94,800	\$88,000	\$96,300	\$96,900	\$132,700
Comparable Estimate	\$102,000 (\$48.78/SFLA)					

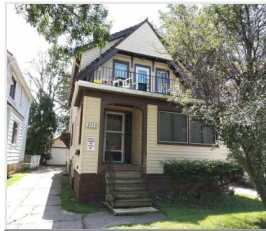
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-19	102.21-6-62	91.77-3-14	91.77-1-3	90.76-5-36
Owner	Santora, Chris	Huff, Anthony B	Dierdorf, Justin	Johnson, Teourialeir G	Perez, Hector E
Address	29 Loxley Rd	64 David Ave	35 George Urban Blvd	2501 Genesee St	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	30 x 135	40 x 141	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1934 / 0	1941 / 0	1930 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.3	1.5
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	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	1182	1001	876	1136	1100
2nd Sty Area	0	936	768	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0
SFLA	1975	1937	1644	1494	1678
Att/Det Gar Sqft	240	396	624	216	308
Prior Land	\$7,900				
Prior Total	\$75,800				
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$8,000	\$8,000
Sale Date		10/19/2020	11/21/2019	10/23/2020	8/13/2020
Sale Price		\$137,000	\$146,500	\$116,000	\$116,000
Time Adj Sale Price		\$137,000	\$149,000	\$116,000	\$116,000
TADJSP/SQFT		\$70.73	\$90.63	\$77.64	\$69.13
Total Adj Factors	\$38,600	\$70,300	\$57,300	\$29,200	\$35,500
Adjusted Sale Price		\$105,300	\$130,300	\$125,400	\$119,100
Comparable Estimate	\$116,000 (\$58.73/SFLA)				

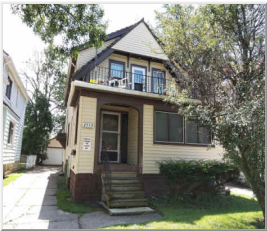
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-2	91.77-3-4	102.21-4-4	102.21-3-17	91.77-1-8
Owner	Laskowski, Robert R	Sniatecki, Steve	Mir, Torikulislam	Eady, Aaron N	Hawkins, Aaron
Address	30 Loxley Rd	2559 Genesee St	24 Pendennis Pl	15 Winkler Rd	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 129	35 x 120	41 x 124
Building 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	04 Composition
Year Built/Eff Yr Built	1932 / 0	1936 / 0	1930 / 0	1928 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	2.0
Bedrooms	4	4	4	3	4
Full/Half Baths	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
1st Sty Area	1259	891	959	1078	973
2nd Sty Area	0	861	861	0	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1744	1752	1820	1655	1855
Att/Det Gar Sqft	676	336		480	665
Prior Land	\$7,700				
Prior Total	\$67,000				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$8,000	\$9,000
Sale Date		10/2/2020	10/8/2018	7/27/2018	2/7/2020
Sale Price		\$130,000	\$85,000	\$90,552	\$92,500
Time Adj Sale Price		\$130,000	\$90,800	\$98,400	\$93,300
TADJSP/SQFT		\$74.20	\$49.89	\$59.46	\$50.30
Total Adj Factors	\$35,900	\$33,600	\$31,500	\$33,300	\$36,100
Adjusted Sale Price		\$132,300	\$95,200	\$101,000	\$93,100
Comparable Estimate	\$103,000 (\$59.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-20	102.21-2-16	91.77-1-3	91.77-3-14	102.21-7-53
Owner	Pigler, Hilry J Jr	Eastman, Robert J	Johnson, Teourialeir G	Dierdorf, Justin	Sims, Cassandra
Address	31 Loxley Rd	8 Winkler Rd	2501 Genesee St	35 George Urban Blvd	50 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	34 x 120	34 x 120	40 x 141	50 x 130
Building Style	13 Bungalow	13 Bungalow	08 Old style	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1928 / 0	1930 / 0	1941 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	2 / N	0 / N
Stories	1.5	1.0	1.3	2.0	1.7
Bedrooms	4	2	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1182	968	1136	876	812
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 968	0 0	0 120	0 0
SFLA	1572	968	1494	1644	1592
Att/Det Gar Sqft	360	180	216	624	350
Prior Land	\$7,900				
Prior Total	\$67,700				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$10,000
Sale Date		6/19/2020	10/23/2020	11/21/2019	7/30/2019
Sale Price		\$138,000	\$116,000	\$146,500	\$102,000
Time Adj Sale Price		\$138,200	\$116,000	\$149,000	\$105,100
TADJSP/SQFT		\$142.77	\$77.64	\$90.63	\$66.02
Total Adj Factors	\$55,700	\$44,800	\$29,200	\$57,300	\$62,700
Adjusted Sale Price		\$149,100	\$142,500	\$147,400	\$98,100
Comparable Estimate	\$129,000 (\$82.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-1	102.21-6-27	102.21-3-17	102.21-4-4	91.77-1-8
Owner	Luthfur, MD	Griffin, Dajour	Eady, Aaron N	Mir, Torikulislam	Hawkins, Aaron
Address	34 Loxley Rd	125 Peach Tree Rd	15 Winkler Rd	24 Pendennis Pl	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 121	35 x 120	35 x 129	41 x 124
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	04 Composition
Year Built/Eff Yr Built	1938 / 0	1927 / 0	1928 / 0	1936 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.0	2.0
Bedrooms	3	4	3	4	4
Full/Half Baths	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
1st Sty Area	1165	1028	1078	891	973
2nd Sty Area	0	0	0	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1454	1592	1655	1752	1855
Att/Det Gar Sqft	400	396	480	336	665
Prior Land	\$8,300				
Prior Total	\$56,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000
Sale Date		3/16/2020	7/27/2018	10/2/2020	10/8/2018
Sale Price		\$100,000	\$90,552	\$130,000	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$130,000	\$90,800
TADJSP/SQFT		\$63.25	\$59.46	\$74.20	\$49.89
Total Adj Factors	\$28,600	\$31,900	\$33,300	\$33,600	\$31,500
Adjusted Sale Price		\$97,400	\$93,700	\$125,000	\$87,900
Comparable Estimate	\$98,000 (\$67.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-21	102.21-5-15	91.77-1-8	102.21-4-14	102.21-5-5
Owner	Kuerzdorfer, Anthony J	A & Z BD, Inc.	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam
Address	35 Loxley Rd	25 Pendennis Pl	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	35 x 133	41 x 124	35 x 120	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1929 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1082	1007	973	972	971
2nd Sty Area	682	902	882	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1943	1909	1855	1854	1820
Att/Det Gar Sqft		360	665	324	480
Prior Land	\$7,900				
Prior Total	\$65,700				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		1/17/2020	2/7/2020	7/5/2018	10/8/2018
Sale Price		\$85,000	\$92,500	\$85,500	\$85,000
Time Adj Sale Price		\$85,900	\$93,300	\$93,000	\$90,800
TADJSP/SQFT		\$45.00	\$50.30	\$50.16	\$49.89
Total Adj Factors	\$32,900	\$35,500	\$36,100	\$34,300	\$31,500
Adjusted Sale Price		\$83,300	\$90,100	\$91,600	\$92,200
Comparable Estimate	\$97,000 (\$49.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-1-10	102.21-6-27	102.21-3-17	91.77-1-8	102.21-4-4
Owner	Jozwiak, Bibianne J	Griffin, Dajour	Eady, Aaron N	Hawkins, Aaron	Mir, Torikulislam
Address	36 Loxley Rd	125 Peach Tree Rd	15 Winkler Rd	44 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 120	35 x 121	35 x 120	41 x 124	35 x 129
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1927 / 0	1928 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.0	2.0
Bedrooms	3	4	3	4	4
Full/Half Baths	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
1st Sty Area	1093	1028	1078	973	959
2nd Sty Area	0	0	0	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	1416	1592	1655	1855	1752
Att/Det Gar Sqft	483	396	480	665	336
Prior Land	\$8,900				
Prior Total	\$49,800				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$9,000	\$8,000
Sale Date		3/16/2020	7/27/2018	2/7/2020	10/2/2020
Sale Price		\$100,000	\$90,552	\$92,500	\$130,000
Time Adj Sale Price		\$100,700	\$98,400	\$93,300	\$130,000
TADJSP/SQFT		\$63.25	\$59.46	\$50.30	\$74.20
Total Adj Factors	\$31,400	\$31,900	\$33,300	\$36,100	\$33,600
Adjusted Sale Price		\$100,200	\$96,500	\$88,600	\$127,800
Comparable Estimate	\$101,000 (\$71.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-14	102.21-6-27	102.21-3-17	91.77-3-4	91.77-1-8
Owner	Droz, Krystian	Griffin, Dajour	Eady, Aaron N	Mir, Torikulislam	Hawkins, Aaron
Address	37 Loxley Rd	125 Peach Tree Rd	15 Winkler Rd	24 Pendennis Pl	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	31 x 130	35 x 121	35 x 120	35 x 129	41 x 124
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	04 Composition
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1928 / 0	1936 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	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
1st Sty Area	823	1028	1078	891	973
2nd Sty Area	735	0	0	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1558	1592	1655	1752	1855
Att/Det Gar Sqft	360	396	480	336	665
Prior Land	\$7,100				
Prior Total	\$56,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000
Sale Date		3/16/2020	7/27/2018	10/2/2020	2/7/2020
Sale Price		\$100,000	\$90,552	\$130,000	\$92,500
Time Adj Sale Price		\$100,700	\$98,400	\$130,000	\$93,300
TADJSP/SQFT		\$63.25	\$59.46	\$74.20	\$50.30
Total Adj Factors	\$28,400	\$31,900	\$33,300	\$33,600	\$36,100
Adjusted Sale Price		\$97,200	\$93,500	\$124,800	\$85,600
Comparable Estimate	\$98,000 (\$62.9/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-1-9	91.77-1-8	102.21-4-14	102.21-4-4	102.21-5-5	102.21-5-15
Owner	Curcio, Danila P	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam	Escalante, Juan	A & Z BD, Inc.
Address	40 Loxley Rd	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl	34 Kaufman Rd	25 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 122	41 x 124	35 x 120	35 x 129	60 x 147	35 x 133
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1929 / 0	1929 / 0	1930 / 0	1924 / 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 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	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	973	973	972	959	971	1007
2nd Sty Area	882	882	882	861	861	902
Fin Bsmt/Fin Rec Rm	0 0	0 504	0 0	0 0	0 0	0 0
SFLA	1855	1855	1854	1820	1832	1909
Att/Det Gar Sqft	342	665	324		480	360
Prior Land	\$9,200					
Prior Total	\$65,800					
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000	\$9,000
Sale Date		2/7/2020	7/5/2018	10/8/2018	8/13/2019	1/17/2020
Sale Price		\$92,500	\$85,500	\$85,000	\$130,000	\$85,000
Time Adj Sale Price		\$93,300	\$93,000	\$90,800	\$133,500	\$85,900
TADJSP/SQFT		\$50.30	\$50.16	\$49.89	\$72.87	\$45.00
Total Adj Factors	\$32,700	\$36,100	\$34,300	\$31,500	\$38,400	\$35,500
Adjusted Sale Price		\$89,900	\$91,400	\$92,000	\$127,800	\$83,100
Comparable Estimate	\$97,000 (\$52.29/SFLA)					

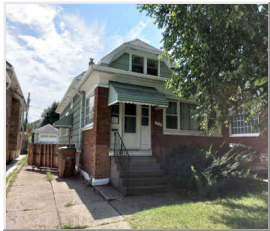
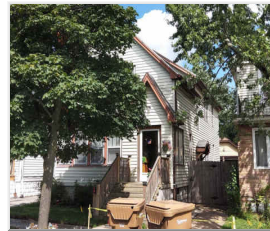


SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-2-15	102.21-5-15	91.77-1-8	102.21-4-14	102.21-4-4	102.21-5-5
Owner	Taube, Robert G	A & Z BD, Inc.	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam	Escalante, Juan
Address	41 Loxley Rd	25 Pendennis Pl	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	36 x 130	35 x 133	41 x 124	35 x 120	35 x 129	60 x 147
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1929 / 0	1929 / 0	1930 / 0	1924 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1099	1007	973	972	959	971
2nd Sty Area	946	902	882	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0	0 0
SFLA	2045	1909	1855	1854	1820	1832
Att/Det Gar Sqft	360	360	665	324		480
Prior Land	\$8,200					
Prior Total	\$66,600					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000
Sale Date		1/17/2020	2/7/2020	7/5/2018	10/8/2018	8/13/2019
Sale Price		\$85,000	\$92,500	\$85,500	\$85,000	\$130,000
Time Adj Sale Price		\$85,900	\$93,300	\$93,000	\$90,800	\$133,500
TADJSP/SQFT		\$45.00	\$50.30	\$50.16	\$49.89	\$72.87
Total Adj Factors	\$53,800	\$35,500	\$36,100	\$34,300	\$31,500	\$38,400
Adjusted Sale Price		\$104,200	\$111,000	\$112,500	\$113,100	\$148,900
Comparable Estimate	\$118,000 (\$57.7/SFLA)					



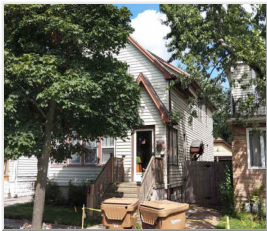
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-1-8	91.77-1-8	102.21-4-14	102.21-4-4	102.21-5-5
Owner	Hawkins, Aaron	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam	A & Z BD, Inc.
Address	44 Loxley Rd	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl	25 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	41 x 124	41 x 124	35 x 120	35 x 129	35 x 133
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1930 / 0	1927 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	973	973	972	959	1007
2nd Sty Area	882	882	882	861	902
Fin Bsmt/Fin Rec Rm	0 504	0 504	0 0	0 0	0 0
SFLA	1855	1855	1854	1820	1909
Att/Det Gar Sqft	665	665	324	360	480
Prior Land	\$9,200				
Prior Total	\$70,100				
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000
Sale Date		2/7/2020	7/5/2018	10/8/2018	1/17/2020
Sale Price		\$92,500	\$85,500	\$85,000	\$85,000
Time Adj Sale Price		\$93,300	\$93,000	\$90,800	\$85,900
TADJSP/SQFT		\$50.30	\$50.16	\$49.89	\$45.00
Total Adj Factors	\$36,100	\$36,100	\$34,300	\$31,500	\$35,500
Adjusted Sale Price		\$93,300	\$94,800	\$95,400	\$86,500
Comparable Estimate	\$100,000 (\$53.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-16	91.77-1-8	102.21-4-14	102.21-5-15	102.21-5-5
Owner	Calhoun, Chasrene	Hawkins, Aaron	Bobbitt, Joann	A & Z BD, Inc.	Escalante, Juan
Address	45 Loxley Rd	44 Loxley Rd	11 Loxley Rd	25 Pendennis Pl	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	36 x 130	41 x 124	35 x 120	35 x 129	60 x 147
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1930 / 0	1924 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	974	973	972	959	971
2nd Sty Area	882	882	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 504	0 0	0 0	0 0
SFLA	1856	1855	1854	1820	1832
Att/Det Gar Sqft	612	665	324	360	480
Prior Land	\$8,200				
Prior Total	\$70,400				
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000
Sale Date		2/7/2020	7/5/2018	1/17/2020	8/13/2019
Sale Price		\$92,500	\$85,500	\$85,000	\$130,000
Time Adj Sale Price		\$93,300	\$93,000	\$85,900	\$133,500
TADJSP/SQFT		\$50.30	\$50.16	\$45.00	\$72.87
Total Adj Factors	\$38,300	\$36,100	\$34,300	\$35,500	\$38,400
Adjusted Sale Price		\$95,500	\$97,000	\$88,700	\$133,400
Comparable Estimate	\$102,000 (\$54.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-17	91.77-3-14	91.77-1-3	102.21-2-24	102.21-6-62
Owner	Misago, Augustin	Dierdorf, Justin	Johnson, Teourialeir G	Sinclair, Jake P	Perez, Hector E
Address	47 Loxley Rd	35 George Urban Blvd	2501 Genesee St	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	33 x 130	40 x 141	34 x 120	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1936 / 0	1941 / 0	1930 / 0	1928 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.3	1.5
Bedrooms	3	3	4	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	1056	876	1136	1023	1100
2nd Sty Area	0	768	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 120	0 0	0 0	0 0
SFLA	1584	1644	1494	1300	1678
Att/Det Gar Sqft	378	624	216	266	308
Prior Land	\$7,600				
Prior Total	\$65,900				
Comp Land Estimate	\$8,000	\$10,000	\$8,000	\$8,000	\$8,000
Sale Date		11/21/2019	10/23/2020	4/4/2019	8/13/2020
Sale Price		\$146,500	\$116,000	\$85,000	\$116,000
Time Adj Sale Price		\$149,000	\$116,000	\$88,400	\$116,000
TADJSP/SQFT		\$90.63	\$77.64	\$68.00	\$69.13
Total Adj Factors	\$33,800	\$57,300	\$29,200	\$27,600	\$35,500
Adjusted Sale Price		\$125,500	\$120,600	\$94,600	\$114,300
Comparable Estimate	\$111,000 (\$70.08/SFLA)				

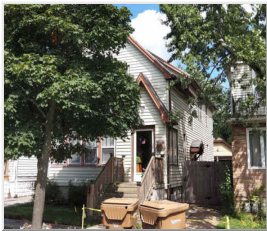


SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-2-18	91.77-1-8	102.21-4-14	102.21-4-4	102.21-5-15	102.21-5-5
Owner	Iannello, Donald T	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam	A & Z BD, Inc.	Escalante, Juan
Address	51 Loxley Rd	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl	25 Pendennis Pl	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 126	41 x 124	35 x 120	35 x 129	35 x 133	60 x 147
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1929 / 0	1929 / 0	1930 / 0	1927 / 0	1924 / 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 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	973	973	972	959	1007	971
2nd Sty Area	882	882	882	861	902	861
Fin Bsmt/Fin Rec Rm	0 0	0 504	0 0	0 0	0 0	0 0
SFLA	1855	1855	1854	1820	1909	1832
Att/Det Gar Sqft	324	665	324		360	480
Prior Land	\$6,800					
Prior Total	\$64,500					
Comp Land Estimate	\$7,000	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		2/7/2020	7/5/2018	10/8/2018	1/17/2020	8/13/2019
Sale Price		\$92,500	\$85,500	\$85,000	\$85,000	\$130,000
Time Adj Sale Price		\$93,300	\$93,000	\$90,800	\$85,900	\$133,500
TADJSP/SQFT		\$50.30	\$50.16	\$49.89	\$45.00	\$72.87
Total Adj Factors	\$22,900	\$36,100	\$34,300	\$31,500	\$35,500	\$38,400
Adjusted Sale Price		\$80,100	\$81,600	\$82,200	\$73,300	\$118,000
Comparable Estimate	\$87,000 (\$46.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-11-10.1	102.21-6-62	102.21-7-53	101.36-14-17	101.28-6-2
Owner	Hughes, Jeffrey	Huff, Anthony B	Sims, Cassandra	Al-Obaidi, Khulood J	Martin, Andrew J
Address	6 Madonna Ln	64 David Ave	50 Parkedge Dr	88 Alpine Pl	17 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	94 x 157	30 x 135	50 x 130	51 x 100	30 x 135
Building Style	05 Colonial	08 Old style	04 Cape cod	04 Cape cod	02 Raised ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1934 / 0	1950 / 0	1956 / 0	1988 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	1.0
Bedrooms	4	4	3	3	3
Full/Half Baths	2 / 1	2 / 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	1176	1001	812	975	861
2nd Sty Area	1176	936	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 0	651 0
SFLA	2352	1937	1592	1463	1512
Att/Det Gar Sqft	480	396	350	280	
Prior Land	\$16,600				
Prior Total	\$120,350				
Comp Land Estimate	\$17,000	\$8,000	\$10,000	\$9,000	\$8,000
Sale Date		10/19/2020	7/30/2019	5/13/2019	7/31/2020
Sale Price		\$137,000	\$102,000	\$110,000	\$120,800
Time Adj Sale Price		\$137,000	\$105,100	\$114,100	\$120,800
TADJSP/SQFT		\$70.73	\$66.02	\$77.99	\$79.89
Total Adj Factors	\$102,400	\$70,300	\$62,700	\$58,000	\$57,200
Adjusted Sale Price		\$169,100	\$144,800	\$158,500	\$166,000
Comparable Estimate	\$159,000 (\$67.6/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-9-7	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8	101.28-9-14
Owner	Lee, Robert E III	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Jamh WNY LLC
Address	25 Madonna Ln	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	84 x 110	65 x 128	79 x 100	76 x 100	51 x 100	34 x 117
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	1966 / 0	1945 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 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 No	2 Hot air No	2 Hot air No
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	2	3	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	2372	1374	1330	1278	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 250	0 280	0 0	0 0
SFLA	2372	1374	1330	1278	1169	1085
Att/Det Gar Sqft	200	280	280	273	440	399
Prior Land	\$13,100					
Prior Total	\$120,350					
Comp Land Estimate	\$14,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020	9/29/2020
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900	\$95,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900	\$95,000
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57	\$87.56
Total Adj Factors	\$123,700	\$70,500	\$68,100	\$64,900	\$59,200	\$54,300
Adjusted Sale Price		\$156,100	\$195,500	\$178,800	\$184,400	\$164,400
Comparable Estimate	\$176,000 (\$74.2/SFLA)					

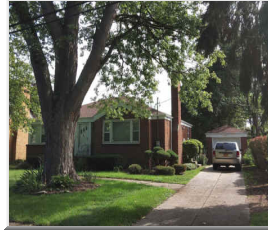
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-9-6	102.21-6-62	102.21-7-53	101.36-14-17	101.28-6-7
Owner	Graves, Robert L	Huff, Anthony B	Sims, Cassandra	Al-Obaiddi, Khulood J	Wilson, Nadia T
Address	27 Madonna Ln	64 David Ave	50 Parkedge Dr	88 Alpine Pl	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	67 x 115	30 x 135	50 x 130	51 x 100	50 x 130
Building Style	03 Split level	08 Old style	04 Cape cod	04 Cape cod	02 Raised ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1934 / 0	1950 / 0	1956 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.7	1.5	2.0
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1714	1001	812	975	861
2nd Sty Area	0	936	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	0 0	0 0	0 0	651 0
SFLA	2066	1937	1592	1463	1516
Att/Det Gar Sqft		396	350	280	300
Prior Land	\$11,600				
Prior Total	\$100,430				
Comp Land Estimate	\$12,000	\$8,000	\$10,000	\$9,000	\$10,000
					\$8,000
Sale Date		10/19/2020	7/30/2019	5/13/2019	5/20/2019
Sale Price		\$137,000	\$102,000	\$110,000	\$113,000
Time Adj Sale Price		\$137,000	\$105,100	\$114,100	\$117,200
TADJSP/SQFT		\$70.73	\$66.02	\$77.99	\$77.31
					\$79.89
Total Adj Factors	\$92,400	\$70,300	\$62,700	\$58,000	\$62,600
Adjusted Sale Price		\$159,100	\$134,800	\$148,500	\$147,000
					\$57,200
Comparable Estimate	\$149,000 (\$72.12/SFLA)				\$156,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-2	101.36-6-2	101.28-9-14	101.28-4-13	102.29-1-23
Owner	Gregoire, Todd C	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Turchiarelli, Kevin
Address	9 Markus Dr	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	90 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 98	54 x 98	34 x 117	35 x 120	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1955 / 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	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	988	988	1085	940	825
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	988	988	1085	940	825
Att/Det Gar Sqft	320	320	399	280	460
Prior Land	\$9,400				
Prior Total	\$79,300				
Comp Land Estimate	\$10,000	\$10,000	\$8,000	\$9,000	\$9,000
Sale Date		7/18/2018	9/29/2020	7/18/2018	5/13/2019
Sale Price		\$100,000	\$95,000	\$80,000	\$106,000
Time Adj Sale Price		\$108,700	\$95,000	\$87,000	\$109,900
TADJSP/SQFT		\$110.02	\$87.56	\$92.55	\$97.26
Total Adj Factors	\$51,900	\$51,900	\$54,300	\$48,100	\$55,900
Adjusted Sale Price		\$108,700	\$92,600	\$90,800	\$105,900
Comparable Estimate	\$103,000 (\$104.25/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-5-14	101.28-4-13	101.36-6-2	101.28-9-14	101.36-5-16	101.44-2-8
Owner	Copeland, Ruby D	Jackson, Maqus R	Gregoire, Todd C	Jamh WNY LLC	Peri, Gregory	Meinhold, Kelly C
Address	10 Markus Dr	407 Pine Ridge Rd	9 Markus Dr	24 Bell St	365 Pine Ridge Rd	120 Alpine Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 99	35 x 120	54 x 98	34 x 117	65 x 128	51 x 100
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	1953 / 0	1955 / 0	1950 / 0	1956 / 0	1945 / 0	1955 / 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	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1144	1130	988	1085	1374	1169
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 575	0 0	0 0	0 0	0 0	0 0
SFLA	1144	1130	988	1085	1374	1169
Att/Det Gar Sqft	528	352	320	399	280	440
Prior Land	\$10,000					
Prior Total	\$82,170					
Comp Land Estimate	\$10,000	\$8,000	\$10,000	\$8,000	\$12,000	\$9,000
Sale Date		5/13/2019	7/18/2018	9/29/2020	1/25/2019	8/19/2020
Sale Price		\$106,000	\$100,000	\$95,000	\$98,000	\$119,900
Time Adj Sale Price		\$109,900	\$108,700	\$95,000	\$102,900	\$119,900
TADJSP/SQFT		\$97.26	\$110.02	\$87.56	\$74.89	\$102.57
Total Adj Factors	\$55,600	\$55,900	\$51,900	\$54,300	\$70,500	\$59,200
Adjusted Sale Price		\$109,600	\$112,400	\$96,300	\$88,000	\$116,300
Comparable Estimate	\$105,000 (\$91.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-3	102.29-1-36	102.21-7-52	101.36-15-6	102.21-7-40
Owner	Szczygiel, Josephine M	Lian, Lal Hmun	Dedrick, Cullen	Hill, Jacqueline Elise	Gebremariam, Shitaye /
Address	13 Markus Dr	38 Markus Dr	56 Parkedge Dr	91 Alpine Pl	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	51 x 101	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1950 / 0	1955 / 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 110	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	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	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	4 Full 0
1st Sty Area	940	957	720	946	860
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1175	1174	1080	1183	1250
Att/Det Gar Sqft	308	384	308	300	280
Prior Land	\$9,000				
Prior Total	\$70,700				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$9,000	\$10,000
Sale Date		10/19/2018	3/26/2020	3/28/2019	9/12/2019
Sale Price		\$98,000	\$112,500	\$110,000	\$120,000
Time Adj Sale Price		\$104,700	\$113,300	\$114,800	\$122,800
TADJSP/SQFT		\$89.18	\$104.91	\$97.04	\$98.24
Total Adj Factors	\$48,900	\$49,400	\$46,200	\$59,500	\$53,800
Adjusted Sale Price		\$104,200	\$116,000	\$104,200	\$117,900
Comparable Estimate	\$108,000 (\$91.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-13	101.28-4-13	101.28-9-14	101.36-6-2	101.36-5-16
Owner	Bialy, Lynda J	Jackson, Maqus R	Jamh WNY LLC	Gregoire, Todd C	Peri, Gregory
Address	14 Markus Dr	407 Pine Ridge Rd	24 Bell St	9 Markus Dr	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 100	35 x 120	34 x 117	54 x 98	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1950 / 0	1945 / 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	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1144	1130	1085	988	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1144	1130	1085	988	1374
Att/Det Gar Sqft	396	352	399	320	280
Prior Land	\$9,200				
Prior Total	\$84,660				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$12,000
Sale Date		5/13/2019	9/29/2020	7/18/2018	1/25/2019
Sale Price		\$106,000	\$95,000	\$100,000	\$98,000
Time Adj Sale Price		\$109,900	\$95,000	\$108,700	\$102,900
TADJSP/SQFT		\$97.26	\$87.56	\$110.02	\$74.89
Total Adj Factors	\$57,900	\$55,900	\$54,300	\$51,900	\$70,500
Adjusted Sale Price		\$111,900	\$98,600	\$114,700	\$90,300
Comparable Estimate	\$107,000 (\$93.53/SFLA)				\$59,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-4	102.29-1-36	102.21-7-52	101.36-15-6	102.21-7-40
Owner	Huynh Rachael	Lian, Lal Hmun	Dedrick, Cullen	Hill, Jacqueline Elise	Gebremariam, Shitaye /
Address	17 Markus Dr	38 Markus Dr	56 Parkedge Dr	91 Alpine Pl	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	51 x 101	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1955 / 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 110	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	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	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	4 Full 0
1st Sty Area	958	957	720	946	860
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1182	1174	1080	1183	1250
Att/Det Gar Sqft	352	384	308	300	280
Prior Land	\$9,000				
Prior Total	\$71,600				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$9,000	\$10,000
Sale Date		10/19/2018	3/26/2020	3/28/2019	9/12/2019
Sale Price		\$98,000	\$112,500	\$110,000	\$120,000
Time Adj Sale Price		\$104,700	\$113,300	\$114,800	\$122,800
TADJSP/SQFT		\$89.18	\$104.91	\$97.04	\$98.24
Total Adj Factors	\$49,400	\$49,400	\$46,200	\$59,500	\$53,800
Adjusted Sale Price		\$104,700	\$116,500	\$104,700	\$118,400
Comparable Estimate	\$109,000 (\$92.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-12	101.36-6-2	101.28-9-14	101.28-4-13	102.21-7-28
Owner	The Moreland Family Tr	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Kardas, Christopher M
Address	18 Markus Dr	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	149 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	54 x 98	34 x 117	35 x 120	37 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1955 / 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 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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1040	988	1085	1130	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	1040	988	1085	1130	940
Att/Det Gar Sqft	352	320	399	352	280
Prior Land	\$9,000				
Prior Total	\$90,000				
Comp Land Estimate	\$9,000	\$10,000	\$8,000	\$8,000	\$9,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	7/18/2018
Sale Price		\$100,000	\$95,000	\$106,000	\$80,000
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$87,000
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$92.55
Total Adj Factors	\$61,500	\$51,900	\$54,300	\$55,900	\$48,100
Adjusted Sale Price		\$118,300	\$102,200	\$115,500	\$100,400
Comparable Estimate	\$113,000 (\$108.65/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-5	102.29-1-36	102.21-7-52	102.21-7-40	102.37-3-25
Owner	Kapuscik, Andrzej	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	21 Markus Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1950 / 0	1952 / 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 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	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	908	957	720	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1118	1174	1080	1250	1086
Att/Det Gar Sqft	308	384	308	280	294
Prior Land	\$9,000				
Prior Total	\$68,400				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	9/25/2018
Sale Price		\$98,000	\$112,500	\$120,000	\$87,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$93,500
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$86.10
Total Adj Factors	\$47,000	\$49,400	\$46,200	\$53,800	\$44,700
Adjusted Sale Price		\$102,300	\$114,100	\$116,000	\$95,800
Comparable Estimate	\$106,000 (\$94.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-11	102.29-1-36	102.21-7-40	102.21-7-52	101.28-6-7
Owner	Janes, Sandra L	Lian, Lal Hmun	Gebremariam, Shitaye A	Dedrick, Cullen	Wilson, Nadia T
Address	22 Markus Dr	38 Markus Dr	114 Parkedge Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1950 / 0	1950 / 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	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	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 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	936	957	860	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 450
SFLA	1256	1174	1250	1080	1516
Att/Det Gar Sqft	440	384	280	308	300
Prior Land	\$9,000				
Prior Total	\$77,300				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2018	9/12/2019	3/26/2020	5/20/2019
Sale Price		\$98,000	\$120,000	\$112,500	\$113,000
Time Adj Sale Price		\$104,700	\$122,800	\$113,300	\$117,200
TADJSP/SQFT		\$89.18	\$98.24	\$104.91	\$77.31
Total Adj Factors	\$53,000	\$49,400	\$53,800	\$46,200	\$62,600
Adjusted Sale Price		\$108,300	\$122,000	\$120,100	\$107,600
Comparable Estimate	\$113,000 (\$89.97/SFLA)				

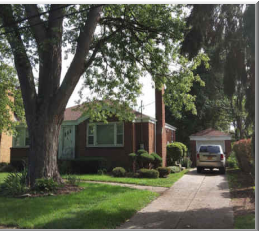


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-6-6	102.29-1-36	102.21-7-52	102.21-7-40	101.36-15-6	102.37-3-25
Owner	Graham, Sonya M	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Hill, Jacqueline Elise	Bartnik, Rebecca
Address	25 Markus Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	91 Alpine Pl	72 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	51 x 101	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1950 / 0	1955 / 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 100	C Average 110	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0	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	958	957	720	860	946	756
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	1182	1174	1080	1250	1183	1086
Att/Det Gar Sqft	308	384	308	280	300	294
Prior Land	\$9,000					
Prior Total	\$74,200					
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	3/28/2019	9/25/2018
Sale Price		\$98,000	\$112,500	\$120,000	\$110,000	\$87,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$114,800	\$93,500
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$97.04	\$86.10
Total Adj Factors	\$51,600	\$49,400	\$46,200	\$53,800	\$59,500	\$44,700
Adjusted Sale Price		\$106,900	\$118,700	\$120,600	\$106,900	\$100,400
Comparable Estimate	\$111,000 (\$93.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-10	101.28-6-7	102.21-7-53	101.36-14-17	102.29-1-36
Owner	Pitman, John	Wilson, Nadia T	Sims, Cassandra	Al-Obaiddi, Khulood J	Lian, Lal Hmun
Address	26 Markus Dr	40 Parkedge Dr	50 Parkedge Dr	88 Alpine Pl	38 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 130	51 x 100	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1949 / 0	1950 / 0	1956 / 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 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
Stories	1.5	2.0	1.7	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	976	916	812	975	860
2nd Sty Area	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0
SFLA	1464	1516	1592	1463	1250
Att/Det Gar Sqft	352	300	350	280	280
Prior Land	\$9,000				
Prior Total	\$86,100				
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		5/20/2019	7/30/2019	5/13/2019	10/19/2018
Sale Price		\$113,000	\$102,000	\$110,000	\$98,000
Time Adj Sale Price		\$117,200	\$105,100	\$114,100	\$104,700
TADJSP/SQFT		\$77.31	\$66.02	\$77.99	\$89.18
Total Adj Factors	\$60,800	\$62,600	\$62,700	\$58,000	\$53,800
Adjusted Sale Price		\$115,400	\$103,200	\$116,900	\$129,800
Comparable Estimate	\$116,000 (\$79.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-7	101.28-6-7	102.29-1-36	102.21-7-53	101.36-14-17
Owner	Richardson, Ralph L	Wilson, Nadia T	Lian, Lal Hmun	Sims, Cassandra	Al-Obaidi, Khulood J
Address	29 Markus Dr	40 Parkedge Dr	38 Markus Dr	50 Parkedge Dr	88 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 100	50 x 130	51 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1949 / 0	1956 / 0	1950 / 0	1956 / 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	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
Stories	1.5	2.0	1.5	1.7	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 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	940	916	957	812	975
2nd Sty Area	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 225	0 450	0 0	0 0	0 0
SFLA	1410	1516	1174	1592	1463
Att/Det Gar Sqft	308	300	384	350	280
Prior Land	\$9,100				
Prior Total	\$84,200				
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		5/20/2019	10/19/2018	7/30/2019	5/13/2019
Sale Price		\$113,000	\$98,000	\$102,000	\$110,000
Time Adj Sale Price		\$117,200	\$104,700	\$105,100	\$114,100
TADJSP/SQFT		\$77.31	\$89.18	\$66.02	\$77.99
Total Adj Factors	\$57,800	\$62,600	\$49,400	\$62,700	\$58,000
Adjusted Sale Price		\$112,400	\$113,100	\$100,200	\$113,900
Comparable Estimate	\$113,000 (\$80.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-9	102.29-1-36	102.21-7-52	102.21-7-40	101.36-15-6
Owner	Atkinson, Charles D	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Hill, Jacqueline Elise
Address	30 Markus Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	91 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1950 / 0	1950 / 0	1955 / 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 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	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	940	957	720	860	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1180	1174	1080	1250	1183
Att/Det Gar Sqft	420	384	308	280	300
Prior Land	\$9,000				
Prior Total	\$73,600				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	3/28/2019
Sale Price		\$98,000	\$112,500	\$120,000	\$110,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$114,800
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$97.04
Total Adj Factors	\$49,900	\$49,400	\$46,200	\$53,800	\$59,500
Adjusted Sale Price		\$105,200	\$117,000	\$118,900	\$105,200
Comparable Estimate	\$109,000 (\$92.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-8	101.28-4-13	101.36-6-2	101.28-9-14	101.36-5-16
Owner	Wastchak, Andrew T	Jackson, Maqus R	Gregoire, Todd C	Jamh WNY LLC	Meinhold, Kelly C
Address	33 Markus Dr	407 Pine Ridge Rd	9 Markus Dr	24 Bell St	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	35 x 120	54 x 98	34 x 117	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1950 / 0	1956 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1161	1130	988	1085	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1161	1130	988	1085	1169
Att/Det Gar Sqft	550	352	320	399	440
Prior Land	\$9,000				
Prior Total	\$83,000				
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$8,000	\$9,000
Sale Date		5/13/2019	7/18/2018	9/29/2020	8/19/2020
Sale Price		\$106,000	\$100,000	\$95,000	\$119,900
Time Adj Sale Price		\$109,900	\$108,700	\$95,000	\$119,900
TADJSP/SQFT		\$97.26	\$110.02	\$87.56	\$102.57
Total Adj Factors	\$59,600	\$55,900	\$51,900	\$54,300	\$59,200
Adjusted Sale Price		\$113,600	\$116,400	\$100,300	\$120,300
Comparable Estimate	\$109,000 (\$93.88/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-8	102.29-1-36	102.21-7-40	102.21-7-52	101.28-6-7
Owner	Hawkins, Jesse C	Lian, Lal Hmun	Gebremariam, Shitaye A	Dedrick, Cullen	Wilson, Nadia T
Address	34 Markus Dr	38 Markus Dr	114 Parkedge Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1950 / 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	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	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 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	940	957	860	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 0	0 450
SFLA	1260	1174	1250	1080	1516
Att/Det Gar Sqft	352	384	280	308	300
Prior Land	\$9,000				
Prior Total	\$77,800				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2018	9/12/2019	3/26/2020	5/20/2019
Sale Price		\$98,000	\$120,000	\$112,500	\$113,000
Time Adj Sale Price		\$104,700	\$122,800	\$113,300	\$117,200
TADJSP/SQFT		\$89.18	\$98.24	\$104.91	\$77.31
Total Adj Factors	\$52,700	\$49,400	\$53,800	\$46,200	\$62,600
Adjusted Sale Price		\$108,000	\$121,700	\$119,800	\$107,300
Comparable Estimate	\$113,000 (\$89.68/SFLA)				

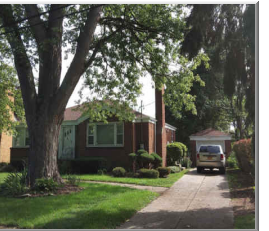


Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-1	102.29-1-36	101.28-6-7	102.21-7-40	102.21-7-53
Owner	Idowu, Amos B	Lian, Lal Hmun	Wilson, Nadia T	Gebremariam, Shitaye /	Sims, Cassandra
Address	37 Markus Dr	38 Markus Dr	40 Parkedge Dr	114 Parkedge Dr	50 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1949 / 0	1950 / 0	1956 / 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 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	2.0	1.5	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 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	940	957	916	860	812
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 450	0 0	0 0
SFLA	1374	1174	1516	1250	1592
Att/Det Gar Sqft	352	384	300	280	350
Prior Land	\$9,000				
Prior Total	\$81,900				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	5/20/2019	9/12/2019	7/30/2019
Sale Price		\$98,000	\$113,000	\$120,000	\$102,000
Time Adj Sale Price		\$104,700	\$117,200	\$122,800	\$105,100
TADJSP/SQFT		\$89.18	\$77.31	\$98.24	\$66.02
Total Adj Factors	\$49,400	\$49,400	\$62,600	\$53,800	\$62,700
Adjusted Sale Price		\$104,700	\$104,000	\$118,400	\$91,800
Comparable Estimate	\$105,000 (\$76.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-36	102.29-1-36	102.21-7-52	102.21-7-40	101.36-15-6
Owner	Lian, Lal Hmun	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Hill, Jacqueline Elise
Address	38 Markus Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	91 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1950 / 0	1955 / 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 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	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	957	957	720	860	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1174	1174	1080	1250	1183
Att/Det Gar Sqft	384	384	308	280	300
Prior Land	\$9,000				
Prior Total	\$72,800				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	3/28/2019
Sale Price		\$98,000	\$112,500	\$120,000	\$110,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$114,800
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$97.04
Total Adj Factors	\$43,600	\$49,400	\$46,200	\$53,800	\$59,500
Adjusted Sale Price		\$98,900	\$110,700	\$112,600	\$98,900
Comparable Estimate	\$103,000 (\$87.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-2	102.29-1-36	101.28-6-7	102.21-7-40	102.21-7-53
Owner	Gomillion Waulecia	Lian, Lal Hmun	Wilson, Nadia T	Gebremariam, Shitaye /	Sims, Cassandra
Address	41 Markus Dr	38 Markus Dr	40 Parkedge Dr	114 Parkedge Dr	50 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 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 No	2 Hot air No	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	2.0	1.5	1.7
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 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	940	957	916	860	812
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 450	0 0	0 0
SFLA	1374	1174	1516	1250	1592
Att/Det Gar Sqft	280	384	300	280	350
Prior Land	\$9,000				
Prior Total	\$81,300				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2018	5/20/2019	9/12/2019	7/30/2019
Sale Price		\$98,000	\$113,000	\$120,000	\$102,000
Time Adj Sale Price		\$104,700	\$117,200	\$122,800	\$105,100
TADJSP/SQFT		\$89.18	\$77.31	\$98.24	\$66.02
Total Adj Factors	\$55,700	\$49,400	\$62,600	\$53,800	\$62,700
Adjusted Sale Price		\$111,000	\$110,300	\$124,700	\$98,100
Comparable Estimate	\$111,000 (\$80.79/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-35	102.21-7-52	102.29-1-36	102.37-3-25	102.21-7-40
Owner	Smith, Robert A	Dedrick, Cullen	Lian, Lal Hmun	Bartnik, Rebecca	Gebremariam, Shitaye /
Address	42 Markus Dr	56 Parkedge Dr	38 Markus Dr	72 Westchester Dr	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 100	50 x 100	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1952 / 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 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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1015	720	957	756	860
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1015	1080	1174	1086	1250
Att/Det Gar Sqft	440	308	384	294	280
Prior Land	\$9,000				
Prior Total	\$65,500				
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$9,000	\$10,000
Sale Date		3/26/2020	10/19/2018	9/25/2018	9/12/2019
Sale Price		\$112,500	\$98,000	\$87,000	\$120,000
Time Adj Sale Price		\$113,300	\$104,700	\$93,500	\$122,800
TADJSP/SQFT		\$104.91	\$89.18	\$86.10	\$98.24
Total Adj Factors	\$44,800	\$46,200	\$49,400	\$44,700	\$53,800
Adjusted Sale Price		\$111,900	\$100,100	\$93,600	\$113,800
Comparable Estimate	\$106,000 (\$104.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-3	101.28-4-13	101.36-6-2	101.28-9-14	101.36-5-16
Owner	Estate of Joan M Kern	Jackson, Maqus R	Gregoire, Todd C	Jamh WNY LLC	Peri, Gregory
Address	45 Markus Dr	407 Pine Ridge Rd	9 Markus Dr	24 Bell St	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	35 x 120	54 x 98	34 x 117	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1950 / 0	1956 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1152	1130	988	1085	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1152	1130	988	1085	1374
Att/Det Gar Sqft	352	352	320	399	280
Prior Land	\$9,000				
Prior Total	\$84,660				
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$8,000	\$12,000
Sale Date		5/13/2019	7/18/2018	9/29/2020	8/19/2020
Sale Price		\$106,000	\$100,000	\$95,000	\$119,900
Time Adj Sale Price		\$109,900	\$108,700	\$95,000	\$119,900
TADJSP/SQFT		\$97.26	\$110.02	\$87.56	\$102.57
Total Adj Factors	\$58,500	\$55,900	\$51,900	\$54,300	\$70,500
Adjusted Sale Price		\$112,500	\$115,300	\$99,200	\$90,900
Comparable Estimate	\$107,000 (\$92.88/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-34	101.36-6-2	102.21-7-28	102.29-1-23	101.28-9-14	101.28-4-13
Owner	Tran Vu D	Gregoire, Todd C	Kardas, Christopher M	Turchiarelli, Kevin	Jamh WNY LLC	Jackson, Maqus R
Address	46 Markus Dr	9 Markus Dr	149 David Ave	90 Markus Dr	24 Bell St	407 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	54 x 98	37 x 135	50 x 100	34 x 117	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1950 / 0	1955 / 0	1956 / 0	1955 / 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	2 Hot air Yes	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	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	4 Full 0	4 Full 0
1st Sty Area	999	988	940	825	1085	1130
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 264	0 0	0 200	0 0	0 0	0 0
SFLA	999	988	940	825	1085	1130
Att/Det Gar Sqft	280	320	280	460	399	352
Prior Land	\$9,000					
Prior Total	\$74,600					
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$9,000	\$8,000	\$8,000
Sale Date		7/18/2018	7/18/2018	9/24/2018	9/29/2020	5/13/2019
Sale Price		\$100,000	\$80,000	\$103,000	\$95,000	\$106,000
Time Adj Sale Price		\$108,700	\$87,000	\$110,700	\$95,000	\$109,900
TADJSP/SQFT		\$110.02	\$92.55	\$134.18	\$87.56	\$97.26
Total Adj Factors	\$51,400	\$51,900	\$48,100	\$45,500	\$54,300	\$55,900
Adjusted Sale Price		\$108,200	\$90,300	\$116,600	\$92,100	\$105,400
Comparable Estimate	\$103,000 (\$103.1/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-2-4	102.29-1-23	101.36-6-2	102.21-7-28	101.28-9-14	101.28-4-13
Owner	Harb, Salwa F	Turchiarelli, Kevin	Gregoire, Todd C	Kardas, Christopher M	Jamh WNY LLC	Jackson, Maqus R
Address	49 Markus Dr	90 Markus Dr	9 Markus Dr	149 David Ave	24 Bell St	407 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	54 x 98	37 x 135	34 x 117	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1950 / 0	1950 / 0	1956 / 0	1955 / 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	2 Hot air 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	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	4 Full 0	4 Full 0
1st Sty Area	892	825	988	940	1085	1130
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	892	825	988	940	1085	1130
Att/Det Gar Sqft	400	460	320	280	399	352
Prior Land	\$9,000					
Prior Total	\$71,000					
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$9,000	\$8,000	\$8,000
Sale Date		9/24/2018	7/18/2018	7/18/2018	9/29/2020	5/13/2019
Sale Price		\$103,000	\$100,000	\$80,000	\$95,000	\$106,000
Time Adj Sale Price		\$110,700	\$108,700	\$87,000	\$95,000	\$109,900
TADJSP/SQFT		\$134.18	\$110.02	\$92.55	\$87.56	\$97.26
Total Adj Factors	\$47,700	\$45,500	\$51,900	\$48,100	\$54,300	\$55,900
Adjusted Sale Price		\$112,900	\$104,500	\$86,600	\$88,400	\$101,700
Comparable Estimate	\$99,000 (\$110.99/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-33	101.36-6-2	102.21-7-28	102.29-1-23	101.28-9-14
Owner	Bednarek Sylvia	Gregoire, Todd C	Kardas, Christopher M	Turchiarelli, Kevin	Jamh WNY LLC
Address	50 Markus Dr	9 Markus Dr	149 David Ave	90 Markus Dr	24 Bell St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	54 x 98	37 x 135	50 x 100	34 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1950 / 0	1955 / 0	1955 / 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	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	999	988	940	825	1085
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0
SFLA	999	988	940	825	1085
Att/Det Gar Sqft	440	320	280	460	399
Prior Land	\$9,000				
Prior Total	\$77,900				
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$9,000	\$8,000
Sale Date		7/18/2018	7/18/2018	9/24/2018	9/29/2020
Sale Price		\$100,000	\$80,000	\$103,000	\$95,000
Time Adj Sale Price		\$108,700	\$87,000	\$110,700	\$95,000
TADJSP/SQFT		\$110.02	\$92.55	\$134.18	\$87.56
Total Adj Factors	\$53,000	\$51,900	\$48,100	\$45,500	\$54,300
Adjusted Sale Price		\$109,800	\$91,900	\$118,200	\$93,700
Comparable Estimate	\$104,000 (\$104.1/SFLA)				

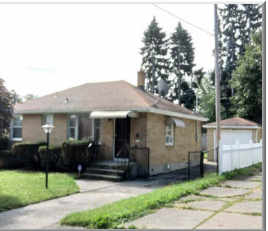


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-2-5	102.29-1-36	101.28-6-7	102.21-7-40	102.21-7-53	102.21-7-52
Owner	Mohsin MD A	Lian, Lal Hmun	Wilson, Nadia T	Gebremariam, Shitaye /	Sims, Cassandra	Dedrick, Cullen
Address	53 Markus Dr	38 Markus Dr	40 Parkedge Dr	114 Parkedge Dr	50 Parkedge Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 111	50 x 100	50 x 130	50 x 130	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1949 / 0	1950 / 0	1950 / 0	1950 / 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 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	1.5	1.5	2.0	1.5	1.7	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	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	940	957	916	860	812	720
2nd Sty Area	0	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 450	0 0	0 0	0 0
SFLA	1374	1174	1516	1250	1592	1080
Att/Det Gar Sqft	352	384	300	280	350	308
Prior Land	\$9,500					
Prior Total	\$82,200					
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2018	5/20/2019	9/12/2019	7/30/2019	3/26/2020
Sale Price		\$98,000	\$113,000	\$120,000	\$102,000	\$112,500
Time Adj Sale Price		\$104,700	\$117,200	\$122,800	\$105,100	\$113,300
TADJSP/SQFT		\$89.18	\$77.31	\$98.24	\$66.02	\$104.91
Total Adj Factors	\$57,500	\$49,400	\$62,600	\$53,800	\$62,700	\$46,200
Adjusted Sale Price		\$112,800	\$112,100	\$126,500	\$99,900	\$124,600
Comparable Estimate	\$115,000 (\$83.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-32	101.28-6-7	102.21-7-53	102.29-1-36	102.21-7-40
Owner	Dragotta, Marina	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun	Gebremariam, Shitaye /
Address	54 Markus Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 130	50 x 100	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1949 / 0	1950 / 0	1956 / 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 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
Stories	1.5	2.0	1.7	1.5	1.5
Bedrooms	4	4	3	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	940	916	812	957	860
2nd Sty Area	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0
SFLA	1408	1516	1592	1174	1250
Att/Det Gar Sqft	352	300	350	384	280
Prior Land	\$9,000				
Prior Total	\$83,900				
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		5/20/2019	7/30/2019	10/19/2018	9/12/2019
Sale Price		\$113,000	\$102,000	\$98,000	\$120,000
Time Adj Sale Price		\$117,200	\$105,100	\$104,700	\$122,800
TADJSP/SQFT		\$77.31	\$66.02	\$89.18	\$98.24
Total Adj Factors	\$57,700	\$62,600	\$62,700	\$49,400	\$53,800
Adjusted Sale Price		\$112,300	\$100,100	\$113,000	\$126,700
Comparable Estimate	\$113,000 (\$80.26/SFLA)				



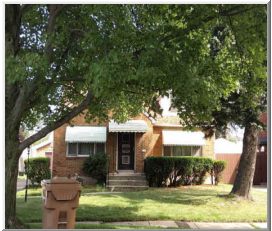
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-31	102.21-7-52	102.29-1-36	102.37-3-25	102.21-7-40	91.78-2-27
Owner	Januszkiewicz, Brian T	Dedrick, Cullen	Lian, Lal Hmun	Bartrik, Rebecca	Gebremariam, Shitaye /	Garcia, Ludimar Rodriq
Address	58 Markus Dr	56 Parkedge Dr	38 Markus Dr	72 Westchester Dr	114 Parkedge Dr	19 St James 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 100	50 x 100	50 x 130	55 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1952 / 0	1950 / 0	1945 / 0
Condition	3 Normal	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 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	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	940	720	957	756	860	820
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	940	1080	1174	1086	1250	1015
Att/Det Gar Sqft	440	308	384	294	280	429
Prior Land	\$9,000					
Prior Total	\$62,600					
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$9,000	\$10,000	\$11,000
Sale Date		3/26/2020	10/19/2018	9/25/2018	9/12/2019	10/31/2018
Sale Price		\$112,500	\$98,000	\$87,000	\$120,000	\$100,000
Time Adj Sale Price		\$113,300	\$104,700	\$93,500	\$122,800	\$106,900
TADJSP/SQFT		\$104.91	\$89.18	\$86.10	\$98.24	\$105.32
Total Adj Factors	\$43,100	\$46,200	\$49,400	\$44,700	\$53,800	\$38,900
Adjusted Sale Price		\$110,200	\$98,400	\$91,900	\$112,100	\$111,100
Comparable Estimate	\$105,000 (\$111.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-6	101.36-5-16	101.44-2-4	101.36-14-12	101.28-4-13
Owner	Rivers, Ezzard C Jr	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Jackson, Maqus R
Address	59 Markus Dr	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	407 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	81 x 111	65 x 128	79 x 100	76 x 100	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1945 / 0	1957 / 0	1956 / 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 No	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1368	1374	1330	1278	1130
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 280	0 0
SFLA	1368	1374	1330	1278	1130
Att/Det Gar Sqft	528	280	280	273	352
Prior Land	\$12,700				
Prior Total	\$73,870				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	5/13/2019
Sale Price		\$98,000	\$138,100	\$118,400	\$106,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$109,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$97.26
Total Adj Factors	\$70,300	\$70,500	\$68,100	\$64,900	\$55,900
Adjusted Sale Price		\$102,700	\$142,100	\$125,400	\$124,300
Comparable Estimate	\$124,000 (\$90.64/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-30	102.29-1-23	102.21-7-28	101.36-6-2	101.28-9-14	101.28-4-13
Owner	Frank, Brenda A	Turchiarelli, Kevin	Kardas, Christopher M	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R
Address	62 Markus Dr	90 Markus Dr	149 David Ave	9 Markus Dr	24 Bell St	407 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	37 x 135	54 x 98	34 x 117	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1950 / 0	1956 / 0	1955 / 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 No	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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	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	4 Full 0	4 Full 0
1st Sty Area	825	825	940	988	1085	1130
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	825	825	940	988	1085	1130
Att/Det Gar Sqft	460	460	280	320	399	352
Prior Land	\$9,000					
Prior Total	\$68,200					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$10,000	\$8,000	\$8,000
Sale Date		9/24/2018	7/18/2018	7/18/2018	9/29/2020	5/13/2019
Sale Price		\$103,000	\$80,000	\$100,000	\$95,000	\$106,000
Time Adj Sale Price		\$110,700	\$87,000	\$108,700	\$95,000	\$109,900
TADJSP/SQFT		\$134.18	\$92.55	\$110.02	\$87.56	\$97.26
Total Adj Factors	\$46,100	\$45,500	\$48,100	\$51,900	\$54,300	\$55,900
Adjusted Sale Price		\$111,300	\$85,000	\$102,900	\$86,800	\$100,100
Comparable Estimate	\$97,000 (\$117.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-7	101.36-6-2	102.29-1-23	102.21-7-28	101.28-9-14
Owner	Wilson, Jerome C Sr	Gregoire, Todd C	Turchiarelli, Kevin	Kardas, Christopher M	Jamh WNY LLC
Address	65 Markus Dr	9 Markus Dr	90 Markus Dr	149 David Ave	24 Bell St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	78 x 113	54 x 98	50 x 100	37 x 135	34 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1955 / 0	1950 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	962	988	825	940	1085
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 850	0 0	0 0	0 200	0 0
SFLA	962	988	825	940	1085
Att/Det Gar Sqft	336	320	460	280	399
Prior Land	\$12,600				
Prior Total	\$77,300				
Comp Land Estimate	\$13,000	\$10,000	\$9,000	\$9,000	\$8,000
Sale Date		7/18/2018	9/24/2018	7/18/2018	9/29/2020
Sale Price		\$100,000	\$103,000	\$80,000	\$95,000
Time Adj Sale Price		\$108,700	\$110,700	\$87,000	\$95,000
TADJSP/SQFT		\$110.02	\$134.18	\$92.55	\$87.56
Total Adj Factors	\$55,900	\$51,900	\$45,500	\$48,100	\$54,300
Adjusted Sale Price		\$112,700	\$121,100	\$94,800	\$96,600
Comparable Estimate	\$107,000 (\$111.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-29	102.21-7-40	101.28-6-7	102.29-1-36	102.21-7-53
Owner	Rugadju, Gedon Kaban	Gebremariam, Shitaye A	Wilson, Nadia T	Lian, Lal Hmun	Sims, Cassandra
Address	66 Markus Dr	114 Parkedge Dr	40 Parkedge Dr	38 Markus Dr	50 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 130	50 x 100	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1949 / 0	1956 / 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	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	940	860	916	957	812
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 450	0 0	0 0
SFLA	1374	1250	1516	1174	1592
Att/Det Gar Sqft	441	280	300	384	350
Prior Land	\$9,000				
Prior Total	\$82,100				
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		9/12/2019	5/20/2019	10/19/2018	7/30/2019
Sale Price		\$120,000	\$113,000	\$98,000	\$102,000
Time Adj Sale Price		\$122,800	\$117,200	\$104,700	\$105,100
TADJSP/SQFT		\$98.24	\$77.31	\$89.18	\$66.02
Total Adj Factors	\$58,000	\$53,800	\$62,600	\$49,400	\$62,700
Adjusted Sale Price		\$127,000	\$112,600	\$113,300	\$100,400
Comparable Estimate	\$116,000 (\$84.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-28	102.29-1-36	102.21-7-40	102.21-7-52	102.38-4-3
Owner	Lipscomb, Lyndell	Lian, Lal Hmun	Gebremariam, Shitaye A	Dedrick, Cullen	Brown, Clifton III
Address	70 Markus Dr	38 Markus Dr	114 Parkedge Dr	56 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 130	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1950 / 0	1952 / 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 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	4
Full/Half Baths	1 / 0	1 / 0	2 / 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	940	957	860	720	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1204	1174	1250	1080	1194
Att/Det Gar Sqft	484	384	280	308	345
Prior Land	\$9,000				
Prior Total	\$75,000				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	9/12/2019	3/26/2020	6/11/2020
Sale Price		\$98,000	\$120,000	\$112,500	\$126,500
Time Adj Sale Price		\$104,700	\$122,800	\$113,300	\$126,700
TADJSP/SQFT		\$89.18	\$98.24	\$104.91	\$106.11
Total Adj Factors	\$51,200	\$49,400	\$53,800	\$46,200	\$51,200
Adjusted Sale Price		\$106,500	\$120,200	\$118,300	\$126,700
Comparable Estimate	\$116,000 (\$96.35/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-27	102.21-7-40	101.28-6-7	102.29-1-36	102.21-7-53	102.21-7-52
Owner	Czosek, Daniel H	Gebremariam, Shitaye A	Wilson, Nadia T	Lian, Lal Hmun	Sims, Cassandra	Dedrick, Cullen
Address	74 Markus Dr	114 Parkedge Dr	40 Parkedge Dr	38 Markus Dr	50 Parkedge Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1949 / 0	1956 / 0	1950 / 0	1950 / 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	2 Hot air 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	1.5	1.5	2.0	1.5	1.7	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 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	4 Full 0
1st Sty Area	940	860	916	957	812	720
2nd Sty Area	0	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0	0 0
SFLA	1374	1250	1516	1174	1592	1080
Att/Det Gar Sqft	280	280	300	384	350	308
Prior Land	\$9,000					
Prior Total	\$80,200					
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	5/20/2019	10/19/2018	7/30/2019	3/26/2020
Sale Price		\$120,000	\$113,000	\$98,000	\$102,000	\$112,500
Time Adj Sale Price		\$122,800	\$117,200	\$104,700	\$105,100	\$113,300
TADJSP/SQFT		\$98.24	\$77.31	\$89.18	\$66.02	\$104.91
Total Adj Factors	\$55,000	\$53,800	\$62,600	\$49,400	\$62,700	\$46,200
Adjusted Sale Price		\$124,000	\$109,600	\$110,300	\$97,400	\$122,100
Comparable Estimate	\$113,000 (\$82.24/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-26	101.36-6-2	102.21-7-28	102.29-1-23	101.28-9-14	101.28-4-13
Owner	Mwamba, Jules T	Gregoire, Todd C	Kardas, Christopher M	Turchiarelli, Kevin	Jamh WNY LLC	Jackson, Maqus R
Address	78 Markus Dr	9 Markus Dr	149 David Ave	90 Markus Dr	24 Bell St	407 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	54 x 98	37 x 135	50 x 100	34 x 117	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1950 / 0	1955 / 0	1956 / 0	1955 / 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	2 Hot air Yes	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	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	4 Full 0	4 Full 0
1st Sty Area	999	988	940	825	1085	1130
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	999	988	940	825	1085	1130
Att/Det Gar Sqft		320	280	460	399	352
Prior Land	\$9,000					
Prior Total	\$72,000					
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$9,000	\$8,000	\$8,000
Sale Date		7/18/2018	7/18/2018	9/24/2018	9/29/2020	5/13/2019
Sale Price		\$100,000	\$80,000	\$103,000	\$95,000	\$106,000
Time Adj Sale Price		\$108,700	\$87,000	\$110,700	\$95,000	\$109,900
TADJSP/SQFT		\$110.02	\$92.55	\$134.18	\$87.56	\$97.26
Total Adj Factors	\$48,800	\$51,900	\$48,100	\$45,500	\$54,300	\$55,900
Adjusted Sale Price		\$105,600	\$87,700	\$114,000	\$89,500	\$102,800
Comparable Estimate	\$100,000 (\$100.1/SFLA)					

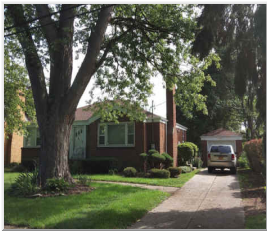
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-25	102.21-7-40	102.29-1-36	102.21-7-52	102.38-4-3
Owner	Gaskin, Joy M	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Brown, Clifton III
Address	82 Markus Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 130	50 x 100	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	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	979	860	957	720	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1224	1250	1174	1080	1194
Att/Det Gar Sqft		280	384	308	345
Prior Land	\$9,000				
Prior Total	\$71,300				
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11
Total Adj Factors	\$49,400	\$53,800	\$49,400	\$46,200	\$51,200
Adjusted Sale Price		\$118,400	\$104,700	\$116,500	\$124,900
Comparable Estimate	\$115,000 (\$93.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-3-1	101.28-4-13	101.28-9-14	102.29-1-23	101.36-6-2
Owner	Zimmer, Carol A	Jackson, Maqus R	Jamh WNY LLC	Turchiarelli, Kevin	Gregoire, Todd C
Address	85 Markus Dr	407 Pine Ridge Rd	24 Bell St	90 Markus Dr	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	97 x 95	35 x 120	34 x 117	50 x 100	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1955 / 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 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	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1176	1130	1085	825	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 200
SFLA	1176	1130	1085	825	988
Att/Det Gar Sqft	520	352	399	460	320
Prior Land	\$13,400				
Prior Total	\$91,800				
Comp Land Estimate	\$14,000	\$8,000	\$8,000	\$9,000	\$10,000
Sale Date		5/13/2019	9/29/2020	9/24/2018	7/18/2018
Sale Price		\$106,000	\$95,000	\$103,000	\$100,000
Time Adj Sale Price		\$109,900	\$95,000	\$110,700	\$108,700
TADJSP/SQFT		\$97.26	\$87.56	\$134.18	\$110.02
Total Adj Factors	\$64,400	\$55,900	\$54,300	\$45,500	\$51,900
Adjusted Sale Price		\$118,400	\$105,100	\$129,600	\$121,200
Comparable Estimate	\$116,000 (\$98.64/SFLA)				\$48,100 \$103,300



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-24	101.28-4-13	102.29-1-23	102.21-7-28	101.28-9-14	101.36-5-16
Owner	Flierl, Daniel B	Jackson, Maqus R	Turchiarelli, Kevin	Kardas, Christopher M	Jamh WNY LLC	Peri, Gregory
Address	86 Markus Dr	407 Pine Ridge Rd	90 Markus Dr	149 David Ave	24 Bell St	365 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	35 x 120	50 x 100	37 x 135	34 x 117	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1955 / 0	1950 / 0	1956 / 0	1945 / 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	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1198	1130	825	940	1085	1374
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1198	1130	825	940	1085	1374
Att/Det Gar Sqft	352	352	460	280	399	280
Prior Land	\$9,000					
Prior Total	\$87,500					
Comp Land Estimate	\$9,000	\$8,000	\$9,000	\$9,000	\$8,000	\$12,000
Sale Date		5/13/2019	9/24/2018	7/18/2018	9/29/2020	1/25/2019
Sale Price		\$106,000	\$103,000	\$80,000	\$95,000	\$98,000
Time Adj Sale Price		\$109,900	\$110,700	\$87,000	\$95,000	\$102,900
TADJSP/SQFT		\$97.26	\$134.18	\$92.55	\$87.56	\$74.89
Total Adj Factors	\$60,500	\$55,900	\$45,500	\$48,100	\$54,300	\$70,500
Adjusted Sale Price		\$114,500	\$125,700	\$99,400	\$101,200	\$92,900
Comparable Estimate	\$107,000 (\$89.32/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-23	102.29-1-23	102.21-7-28	101.36-6-2	101.28-4-13
Owner	Turchiarelli, Kevin	Turchiarelli, Kevin	Kardas, Christopher M	Gregoire, Todd C	Jackson, Maqus R
Address	90 Markus Dr	90 Markus Dr	149 David Ave	9 Markus Dr	407 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	50 x 100	37 x 135	54 x 98	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1950 / 0	1956 / 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	825	825	940	988	1130
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0
SFLA	825	825	940	988	1130
Att/Det Gar Sqft	460	460	280	320	352
Prior Land	\$9,000				
Prior Total	\$67,100				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$10,000	\$8,000
Sale Date		9/24/2018	7/18/2018	7/18/2018	5/13/2019
Sale Price		\$103,000	\$80,000	\$100,000	\$106,000
Time Adj Sale Price		\$110,700	\$87,000	\$108,700	\$109,900
TADJSP/SQFT		\$134.18	\$92.55	\$110.02	\$97.26
Total Adj Factors	\$45,500	\$45,500	\$48,100	\$51,900	\$55,900
Adjusted Sale Price		\$110,700	\$84,400	\$102,300	\$99,500
Comparable Estimate	\$97,000 (\$117.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-22	101.36-5-16	101.28-4-13	102.21-7-28	101.36-6-2
Owner	Grassl Carl J Jr	Peri, Gregory	Jackson, Maqus R	Kardas, Christopher M	Gregoire, Todd C
Address	94 Markus Dr	365 Pine Ridge Rd	407 Pine Ridge Rd	149 David Ave	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 100	65 x 128	35 x 120	37 x 135	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1945 / 0	1955 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1253	1374	1130	940	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	1253	1374	1130	940	988
Att/Det Gar Sqft	460	280	352	280	320
Prior Land	\$10,000				
Prior Total	\$87,150				
Comp Land Estimate	\$10,000	\$12,000	\$8,000	\$9,000	\$10,000
Sale Date		1/25/2019	5/13/2019	7/18/2018	7/18/2018
Sale Price		\$98,000	\$106,000	\$80,000	\$100,000
Time Adj Sale Price		\$102,900	\$109,900	\$87,000	\$108,700
TADJSP/SQFT		\$74.89	\$97.26	\$92.55	\$110.02
Total Adj Factors	\$64,800	\$70,500	\$55,900	\$48,100	\$51,900
Adjusted Sale Price		\$97,200	\$118,800	\$103,700	\$121,600
Comparable Estimate	\$114,000 (\$90.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-21	102.21-7-53	91.78-2-24	101.28-6-7	102.21-7-40	102.29-1-36
Owner	Pietrzak, Julia	Sims, Cassandra	Kiristitz, Richard J	Wilson, Nadia T	Gebremariam, Shitaye /	Lian, Lal Hmun
Address	100 Markus Dr	50 Parkedge Dr	7 St James Rd	40 Parkedge Dr	114 Parkedge Dr	38 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	71 x 100	50 x 130	46 x 130	50 x 130	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1948 / 0	1949 / 0	1950 / 0	1956 / 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	2 Hot air No	2 Hot air No	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	0 / N
Stories	1.5	1.7	1.7	2.0	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1381	812	750	916	860	957
2nd Sty Area	0	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 208	0 0	0 0	0 450	0 0	0 0
SFLA	1827	1592	1687	1516	1250	1174
Att/Det Gar Sqft	440	350	280	300	280	384
Prior Land	\$11,100					
Prior Total	\$104,300					
Comp Land Estimate	\$11,000	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		7/30/2019	10/12/2018	5/20/2019	9/12/2019	10/19/2018
Sale Price		\$102,000	\$125,122	\$113,000	\$120,000	\$98,000
Time Adj Sale Price		\$105,100	\$133,700	\$117,200	\$122,800	\$104,700
TADJSP/SQFT		\$66.02	\$79.25	\$77.31	\$98.24	\$89.18
Total Adj Factors	\$73,400	\$62,700	\$64,700	\$62,600	\$53,800	\$49,400
Adjusted Sale Price		\$115,800	\$142,400	\$128,000	\$142,400	\$128,700
Comparable Estimate	\$131,000 (\$71.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-30.1	90.76-2-50	90.76-3-21	101.36-3-11	102.21-2-24
Owner	Wrobel, Ryan J	Weeks, Atiya B	Sarki, Subash	Hollis, Conni A	Sinclair, Jake P
Address	11 Marne Rd	73 Eggert Rd	22 Marne Rd	82 Avery Pl	19 Rowland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	73 x 117	35 x 119	35 x 103	26 x 71	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1907 / 0	1927 / 0	1930 / 0	1900 / 0	1928 / 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 95	C Average 100
Heat Type/Central Air	2 Hot air No	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	0 / N	0 / N
Stories	1.5	1.5	1.3	1.7	1.3
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1025	1014	1116	680	1023
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1137	1284	1451	1105	1300
Att/Det Gar Sqft	224	180	280	200	266
Prior Land	\$7,900				
Prior Total	\$50,200				
Comp Land Estimate	\$13,000	\$8,000	\$8,000	\$5,000	\$8,000
Sale Date		7/22/2020	9/11/2020	3/14/2019	4/4/2019
Sale Price		\$92,500	\$120,000	\$85,000	\$85,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,700	\$88,400
TADJSP/SQFT		\$72.04	\$82.70	\$80.27	\$68.00
Total Adj Factors	\$26,600	\$29,500	\$33,800	\$3,200	\$27,600
Adjusted Sale Price		\$89,600	\$112,800	\$112,100	\$87,400
Comparable Estimate	\$102,000 (\$89.71/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-26	90.76-5-1	90.68-2-4	90.68-4-9	90.68-2-5	101.28-7-27
Owner	Morris, Stephon	Mahmud, Tuhin	Yates, Wendy D	Worthy, Marcus	Gafur, Abdul	Ahmed, Tanveer
Address	12 Marne Rd	93 Preston Rd	144 Ivanhoe Rd	110 Preston Rd	142 Ivanhoe Rd	25 Pine Ridge Ter
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	36 x 103	35 x 120	35 x 103	70 x 103	35 x 103	40 x 114
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1926 / 0	1931 / 0	1930 / 0	1931 / 0	1920 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	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	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	4	5	4	5	3
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	1068	1034	1150	985	1172	1272
2nd Sty Area	912	880	880	880	902	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1980	1914	2030	1865	2074	1917
Att/Det Gar Sqft	744	396	360	500	352	252
Prior Land	\$7,700					
Prior Total	\$53,200					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$8,000	\$9,000
Sale Date		6/22/2020	10/11/2019	9/20/2019	10/29/2019	11/29/2018
Sale Price		\$135,000	\$120,100	\$94,750	\$84,000	\$98,000
Time Adj Sale Price		\$135,200	\$122,500	\$97,000	\$85,700	\$104,100
TADJSP/SQFT		\$70.64	\$60.34	\$52.01	\$41.32	\$54.30
Total Adj Factors	\$36,100	\$33,000	\$36,500	\$38,600	\$19,400	\$32,100
Adjusted Sale Price		\$138,300	\$122,100	\$94,500	\$102,400	\$108,100
Comparable Estimate	\$113,000 (\$57.07/SFLA)					

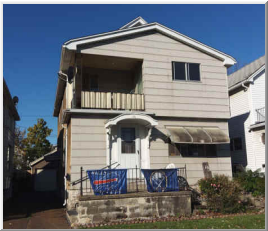


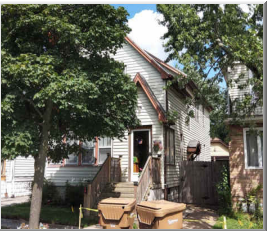
SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-32	90.76-5-36	90.76-3-21	90.76-2-50	91.77-1-3	91.77-3-14
Owner	White, Hollise S	Perez, Hector E	Sarki, Subash	Weeks, Atiya B	Johnson, Teourialeir G	Dierdorf, Justin
Address	13 Marne Rd	53 Preston Rd	22 Marne Rd	73 Eggert Rd	2501 Genesee St	35 George Urban 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120	40 x 141
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	02 Brick	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1930 / 0	1927 / 0	1930 / 0	1941 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	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	2 / N
Stories	2.0	1.5	1.3	1.5	1.3	2.0
Bedrooms	4	3	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	4 Full 0
1st Sty Area	816	1100	1116	1014	1136	876
2nd Sty Area	816	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 120
SFLA	1632	1678	1451	1284	1494	1644
Att/Det Gar Sqft		396	308	280	180	216
Prior Land	\$7,600					
Prior Total	\$69,800					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		8/13/2020	9/11/2020	7/22/2020	10/23/2020	11/21/2019
Sale Price		\$116,000	\$120,000	\$92,500	\$116,000	\$146,500
Time Adj Sale Price		\$116,000	\$120,000	\$92,500	\$116,000	\$149,000
TADJSP/SQFT		\$69.13	\$82.70	\$72.04	\$77.64	\$90.63
Total Adj Factors	\$34,700	\$35,500	\$33,800	\$29,500	\$29,200	\$57,300
Adjusted Sale Price		\$115,200	\$120,900	\$97,700	\$121,500	\$126,400
Comparable Estimate	\$116,000 (\$71.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-25	90.68-4-9	90.76-5-1	101.28-3-13	90.76-3-1
Owner	Hodge, Toni A	Worthy, Marcus	Mahmud, Tuhin	Rahman, MD Abdur	Hewitt, Jason
Address	14 Marne Rd	110 Preston Rd	93 Preston Rd	17 Andrews Ave	39 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 150	45 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1931 / 0	1931 / 0	1913 / 0	1902 / 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	4	4	4	4	4
Full/Half Baths	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	2 Crawl 0
1st Sty Area	1018	985	1034	1293	1190
2nd Sty Area	840	880	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1858	1865	1914	1843	1886
Att/Det Gar Sqft	450	500	396	400	400
Prior Land	\$7,600				
Prior Total	\$58,100				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$9,000	\$11,000
Sale Date		9/20/2019	6/22/2020	7/6/2018	3/20/2020
Sale Price		\$94,750	\$135,000	\$100,000	\$85,000
Time Adj Sale Price		\$97,000	\$135,200	\$108,700	\$85,600
TADJSP/SQFT		\$52.01	\$70.64	\$58.98	\$45.39
Total Adj Factors	\$35,300	\$38,600	\$33,000	\$34,000	\$19,000
Adjusted Sale Price		\$93,700	\$137,500	\$110,000	\$101,900
Comparable Estimate	\$106,000 (\$57.05/SFLA)				\$29,900 \$88,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-33	102.21-2-16	90.76-5-33	90.76-2-50	90.76-5-31	90.76-3-21
Owner	Rash, Robert	Eastman, Robert J	Rivera, Kiesha	Weeks, Atiya B	Nzawwita, Edwin	Sarki, Subash
Address	15 Marne Rd	8 Winkler Rd	43 Preston Rd	73 Eggert Rd	27 Preston Rd	22 Marne 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	34 x 120	35 x 103	35 x 119	55 x 103	35 x 103
Building Style	13 Bungalow	13 Bungalow	04 Cape cod	08 Old style	04 Cape cod	08 Old style
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1926 / 0	1928 / 0	1951 / 0	1927 / 0	1950 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 105	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.0	1.7	1.5	1.5	1.3
Bedrooms	3	2	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	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	1055	968	704	1014	860	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 968	0 0	0 0	0 0	0 900
SFLA	1213	968	1232	1284	1290	1451
Att/Det Gar Sqft		180	280	180	462	280
Prior Land	\$7,600					
Prior Total	\$49,600					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		6/19/2020	2/10/2020	7/22/2020	10/3/2018	9/11/2020
Sale Price		\$138,000	\$115,000	\$92,500	\$108,000	\$120,000
Time Adj Sale Price		\$138,200	\$116,000	\$92,500	\$115,400	\$120,000
TADJSP/SQFT		\$142.77	\$94.16	\$72.04	\$89.46	\$82.70
Total Adj Factors	\$40,600	\$44,800	\$56,000	\$29,500	\$53,700	\$33,800
Adjusted Sale Price		\$134,000	\$100,600	\$103,600	\$102,300	\$126,800
Comparable Estimate	\$113,000 (\$93.16/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-24	90.68-2-5	90.68-2-4	90.76-5-1	90.68-4-9
Owner	Glurich & W, Theodore	Gafur, Abdul	Yates, Wendy D	Mahmud, Tuhin	Worthy, Marcus
Address	16 Marne Rd	142 Ivanhoe Rd	144 Ivanhoe Rd	93 Preston Rd	110 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 120	70 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1930 / 0	1931 / 0	1894 / 0
Condition	3 Normal	2 Fair	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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	5	4	5
Full/Half Baths	3 / 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	3 Partial 0
1st Sty Area	1068	1172	1150	1034	1300
2nd Sty Area	1012	902	880	880	340
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2074	2030	1914	2240
Att/Det Gar Sqft	468	352	360	396	500
Prior Land	\$7,600				
Prior Total	\$48,800				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$14,000
Sale Date		10/29/2019	10/11/2019	6/22/2020	5/1/2019
Sale Price		\$84,000	\$120,100	\$135,000	\$95,000
Time Adj Sale Price		\$85,700	\$122,500	\$135,200	\$98,500
TADJSP/SQFT		\$41.32	\$60.34	\$70.64	\$43.97
Total Adj Factors	\$27,000	\$19,400	\$36,500	\$33,000	\$37,000
Adjusted Sale Price		\$93,300	\$113,000	\$129,200	\$88,500
Comparable Estimate	\$102,000 (\$49.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-34	90.76-5-36	90.76-3-21	102.21-6-62	90.76-2-50
Owner	Jeter, Shannon D	Perez, Hector E	Sarki, Subash	Huff, Anthony B	Weeks, Atiya B
Address	17 Marne Rd	53 Preston Rd	22 Marne Rd	64 David Ave	73 Eggert Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	30 x 135	35 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1930 / 0	1934 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.3	2.0	1.5
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 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	1152	1100	1116	1001	1014
2nd Sty Area	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1872	1678	1451	1937	1284
Att/Det Gar Sqft	224	308	280	396	180
Prior Land	\$7,600				
Prior Total	\$76,300				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		8/13/2020	9/11/2020	10/19/2020	7/22/2020
Sale Price		\$116,000	\$120,000	\$137,000	\$92,500
Time Adj Sale Price		\$116,000	\$120,000	\$137,000	\$92,500
TADJSP/SQFT		\$69.13	\$82.70	\$70.73	\$72.04
Total Adj Factors	\$39,300	\$35,500	\$33,800	\$70,300	\$29,500
Adjusted Sale Price		\$119,800	\$125,500	\$106,000	\$102,300
Comparable Estimate	\$116,000 (\$61.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-23	90.76-3-1	90.68-3-3	90.68-4-9	101.36-4-3
Owner	Williams, Patricia A	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	George, Asalmah
Address	18 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	7 Vera Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	45 x 113
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1935 / 0	1931 / 0	1931 / 0
Condition	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air No	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	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	848	990	1127	985	1006
2nd Sty Area	672	650	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1520	1640	1690	1865	1623
Att/Det Gar Sqft	484	400		500	440
Prior Land	\$7,600				
Prior Total	\$65,500				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$9,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	8/17/2018
Sale Price		\$82,000	\$79,500	\$94,750	\$118,000
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$127,600
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$78.62
Total Adj Factors	\$43,800	\$29,900	\$19,000	\$38,600	\$31,800
Adjusted Sale Price		\$97,300	\$104,800	\$102,200	\$139,600
Comparable Estimate	\$118,000 (\$77.63/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-35	90.76-3-21	90.76-2-50	90.76-5-36	102.21-2-24	91.77-1-3
Owner	McGhee, Bryan	Sarki, Subash	Weeks, Atiya B	Perez, Hector E	Sinclair, Jake P	Johnson, Teourialeir G
Address	19 Marne Rd	22 Marne Rd	73 Eggert Rd	53 Preston Rd	19 Rowland Rd	2501 Genesee 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 119	35 x 103	34 x 120	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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	2 Hot air Yes	2 Hot air Yes	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	0 / N
Stories	1.3	1.3	1.5	1.5	1.3	1.3
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 0	2 / 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	4 Full 0	4 Full 0
1st Sty Area	1116	1116	1014	1100	1023	1136
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 900	0 0	0 0	0 0	0 0
SFLA	1380	1451	1284	1678	1300	1494
Att/Det Gar Sqft	308	280	180	308	266	216
Prior Land	\$7,600					
Prior Total	\$58,400					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	7/22/2020	8/13/2020	4/4/2019	10/23/2020
Sale Price		\$120,000	\$92,500	\$116,000	\$85,000	\$116,000
Time Adj Sale Price		\$120,000	\$92,500	\$116,000	\$88,400	\$116,000
TADJSP/SQFT		\$82.70	\$72.04	\$69.13	\$68.00	\$77.64
Total Adj Factors	\$28,200	\$33,800	\$29,500	\$35,500	\$27,600	\$29,200
Adjusted Sale Price		\$114,400	\$91,200	\$108,700	\$89,000	\$115,000
Comparable Estimate	\$104,000 (\$75.36/SFLA)					

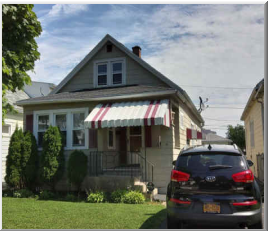
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-22	90.68-2-5	90.68-2-4	90.76-5-1	90.68-4-9
Owner	Yeasmin, Rehana	Gafur, Abdul	Yates, Wendy D	Mahmud, Tuhin	Worthy, Marcus
Address	20 Marne Rd	142 Ivanhoe Rd	144 Ivanhoe Rd	93 Preston Rd	110 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 120	70 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1930 / 0	1931 / 0	1931 / 0
Condition	3 Normal	2 Fair	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	5	4	5
Full/Half Baths	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	3 Partial 0
1st Sty Area	1092	1172	1150	1034	1300
2nd Sty Area	996	902	880	880	340
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2088	2074	2030	1914	1865
Att/Det Gar Sqft		352	360	396	500
Prior Land	\$7,600				
Prior Total	\$41,400				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000
Sale Date		10/29/2019	10/11/2019	6/22/2020	9/20/2019
Sale Price		\$84,000	\$120,100	\$135,000	\$94,750
Time Adj Sale Price		\$85,700	\$122,500	\$135,200	\$97,000
TADJSP/SQFT		\$41.32	\$60.34	\$70.64	\$52.01
Total Adj Factors	\$20,800	\$19,400	\$36,500	\$33,000	\$38,600
Adjusted Sale Price		\$87,100	\$106,800	\$123,000	\$79,200
Comparable Estimate	\$96,000 (\$45.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-36	90.76-5-36	90.76-3-21	90.76-2-50	91.77-1-3	91.77-3-14
Owner	Corbett, Byron N	Perez, Hector E	Sarki, Subash	Weeks, Atiya B	Johnson, Teourialeir G	Dierdorf, Justin
Address	21 Marne Rd	53 Preston Rd	22 Marne Rd	73 Eggert Rd	2501 Genesee St	35 George Urban 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	02 Brick	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1930 / 0	1927 / 0	1930 / 0	1941 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	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	2 / N
Stories	1.5	1.5	1.3	1.5	1.3	2.0
Bedrooms	4	3	4	4	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 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	4 Full 0
1st Sty Area	1111	1100	1116	1014	1136	876
2nd Sty Area	0	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 120
SFLA	1661	1678	1451	1284	1494	1644
Att/Det Gar Sqft	308	308	280	180	216	624
Prior Land	\$7,600					
Prior Total	\$65,000					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		8/13/2020	9/11/2020	7/22/2020	10/23/2020	11/21/2019
Sale Price		\$116,000	\$120,000	\$92,500	\$116,000	\$146,500
Time Adj Sale Price		\$116,000	\$120,000	\$92,500	\$116,000	\$149,000
TADJSP/SQFT		\$69.13	\$82.70	\$72.04	\$77.64	\$90.63
Total Adj Factors	\$32,900	\$35,500	\$33,800	\$29,500	\$29,200	\$57,300
Adjusted Sale Price		\$113,400	\$119,100	\$95,900	\$119,700	\$124,600
Comparable Estimate	\$115,000 (\$69.24/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-21	90.76-3-21	90.76-2-50	90.76-5-36	91.77-1-3	102.21-2-24
Owner	Sarki, Subash	Sarki, Subash	Weeks, Atiya B	Perez, Hector E	Johnson, Teourialeir G	Sinclair, Jake P
Address	22 Marne Rd	22 Marne Rd	73 Eggert Rd	53 Preston Rd	2501 Genesee St	19 Rowland 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 119	35 x 103	34 x 120	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1927 / 0	1930 / 0	1930 / 0	1928 / 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 No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.5	1.3	1.3
Bedrooms	4	4	4	3	4	3
Full/Half Baths	2 / 0	2 / 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	4 Full 0	4 Full 0
1st Sty Area	1116	1116	1014	1100	1136	1023
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 900	0 0	0 0	0 0	0 0
SFLA	1451	1451	1284	1678	1494	1300
Att/Det Gar Sqft	280	280	180	308	216	266
Prior Land	\$7,600					
Prior Total	\$54,900					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	7/22/2020	8/13/2020	10/23/2020	4/4/2019
Sale Price		\$120,000	\$92,500	\$116,000	\$116,000	\$85,000
Time Adj Sale Price		\$120,000	\$92,500	\$116,000	\$116,000	\$88,400
TADJSP/SQFT		\$82.70	\$72.04	\$69.13	\$77.64	\$68.00
Total Adj Factors	\$33,800	\$33,800	\$29,500	\$35,500	\$29,200	\$27,600
Adjusted Sale Price		\$120,000	\$96,800	\$114,300	\$120,600	\$94,600
Comparable Estimate	\$109,000 (\$75.12/SFLA)					

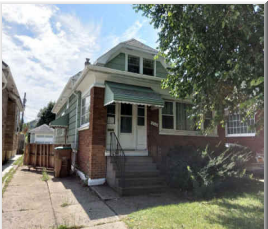
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-37	90.76-3-21	90.76-5-36	90.76-2-50	102.21-2-24
Owner	White, Shawneva M	Sarki, Subash	Perez, Hector E	Weeks, Atiya B	Johnson, Teourialeir G
Address	23 Marne Rd	22 Marne Rd	53 Preston Rd	73 Eggert Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1930 / 0	1927 / 0	1930 / 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 Yes	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	1.3	1.3	1.5	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	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	1253	1116	1100	1014	1136
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 900	0 0	0 0	0 0
SFLA	1541	1451	1678	1284	1494
Att/Det Gar Sqft	320	280	308	180	216
Prior Land	\$7,600				
Prior Total	\$59,760				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	8/13/2020	7/22/2020	10/23/2020
Sale Price		\$120,000	\$116,000	\$92,500	\$116,000
Time Adj Sale Price		\$120,000	\$116,000	\$92,500	\$116,000
TADJSP/SQFT		\$82.70	\$69.13	\$72.04	\$77.64
Total Adj Factors	\$32,700	\$33,800	\$35,500	\$29,500	\$27,600
Adjusted Sale Price		\$118,900	\$113,200	\$95,700	\$119,500
Comparable Estimate	\$108,000 (\$70.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-20	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36	91.77-1-3
Owner	K&R Buffalo Manageme	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E	Johnson, Teourialeir G
Address	24 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd	2501 Genesee 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103	34 x 120
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	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 0	1930 / 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	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.3	1.5	1.3	1.3	1.5	1.3
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1092	1014	1116	1023	1100	1136
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 0
SFLA	1236	1284	1451	1300	1678	1494
Att/Det Gar Sqft	280	180	280	266	308	216
Prior Land	\$7,600					
Prior Total	\$54,200					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020	10/23/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13	\$77.64
Total Adj Factors	\$28,000	\$29,500	\$33,800	\$27,600	\$35,500	\$29,200
Adjusted Sale Price		\$91,000	\$114,200	\$88,800	\$108,500	\$114,800
Comparable Estimate	\$103,000 (\$83.33/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-38	90.76-3-21	90.76-5-36	90.76-2-50	91.77-1-3	102.21-2-24
Owner	Neal, Teneisha	Sarki, Subash	Perez, Hector E	Weeks, Atiya B	Johnson, Teourialeir G	Sinclair, Jake P
Address	25 Marne Rd	22 Marne Rd	53 Preston Rd	73 Eggert Rd	2501 Genesee St	19 Rowland 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1930 / 0	1930 / 0	1927 / 0	1930 / 0	1928 / 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	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.3	1.3
Bedrooms	3	4	3	4	4	3
Full/Half Baths	2 / 0	2 / 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	4 Full 0	4 Full 0
1st Sty Area	1046	1116	1100	1014	1136	1023
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 900	0 0	0 0	0 0	0 0
SFLA	1496	1451	1678	1284	1494	1300
Att/Det Gar Sqft	216	280	308	180	216	266
Prior Land	\$7,600					
Prior Total	\$60,590					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	8/13/2020	7/22/2020	10/23/2020	4/4/2019
Sale Price		\$120,000	\$116,000	\$92,500	\$116,000	\$85,000
Time Adj Sale Price		\$120,000	\$116,000	\$92,500	\$116,000	\$88,400
TADJSP/SQFT		\$82.70	\$69.13	\$72.04	\$77.64	\$68.00
Total Adj Factors	\$33,700	\$33,800	\$35,500	\$29,500	\$29,200	\$27,600
Adjusted Sale Price		\$119,900	\$114,200	\$96,700	\$120,500	\$94,500
Comparable Estimate	\$109,000 (\$72.86/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-19	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Lemoine Immo NY LLC	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	26 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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	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	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1092	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1236	1284	1451	1300	1678
Att/Det Gar Sqft	324	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$57,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$28,000	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$91,000	\$114,200	\$88,800	\$108,500
Comparable Estimate	\$103,000 (\$83.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-39	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	James, Reginald	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	27 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	648	1014	1116	1023	1100
2nd Sty Area	648	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1296	1284	1451	1300	1678
Att/Det Gar Sqft	342	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$56,900				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$29,300	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$92,300	\$115,500	\$90,100	\$109,800
Comparable Estimate	\$105,000 (\$81.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-18	90.76-3-21	90.76-2-50	90.76-5-36	102.21-2-24
Owner	Shah, Lynn	Sarki, Subash	Weeks, Atiya B	Perez, Hector E	Sinclair, Jake P
Address	28 Marne Rd	22 Marne Rd	73 Eggert Rd	53 Preston Rd	19 Rowland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 119	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1927 / 0	1930 / 0	1928 / 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	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	1.3	1.3	1.5	1.5	1.3
Bedrooms	4	4	4	3	4
Full/Half Baths	1 / 0	2 / 0	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	1248	1116	1014	1100	1023
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 900	0 0	0 0	0 0
SFLA	1392	1451	1284	1678	1300
Att/Det Gar Sqft	240	280	180	308	266
Prior Land	\$7,600				
Prior Total	\$60,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	7/22/2020	8/13/2020	4/4/2019
Sale Price		\$120,000	\$92,500	\$116,000	\$85,000
Time Adj Sale Price		\$120,000	\$92,500	\$116,000	\$88,400
TADJSP/SQFT		\$82.70	\$72.04	\$69.13	\$68.00
Total Adj Factors	\$28,800	\$33,800	\$29,500	\$35,500	\$27,600
Adjusted Sale Price		\$115,000	\$91,800	\$109,300	\$89,600
Comparable Estimate	\$104,000 (\$74.71/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-40	90.76-5-36	90.76-3-21	90.76-2-50	102.21-6-62	91.77-1-3
Owner	Meoges, Shirley	Perez, Hector E	Sarki, Subash	Weeks, Atiya B	Huff, Anthony B	Johnson, Teourialeir G
Address	29 Marne Rd	53 Preston Rd	22 Marne Rd	73 Eggert Rd	64 David Ave	2501 Genesee 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	30 x 135	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1930 / 0	1930 / 0	1927 / 0	1934 / 0	1930 / 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	2 Hot air 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	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	1.5	2.0	1.3
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	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	944	1100	1116	1014	1001	1136
2nd Sty Area	816	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 0
SFLA	1760	1678	1451	1284	1937	1494
Att/Det Gar Sqft	360	308	280	180	396	216
Prior Land	\$7,600					
Prior Total	\$71,800					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		8/13/2020	9/11/2020	7/22/2020	10/19/2020	10/23/2020
Sale Price		\$116,000	\$120,000	\$92,500	\$137,000	\$116,000
Time Adj Sale Price		\$116,000	\$120,000	\$92,500	\$137,000	\$116,000
TADJSP/SQFT		\$69.13	\$82.70	\$72.04	\$70.73	\$77.64
Total Adj Factors	\$33,600	\$35,500	\$33,800	\$29,500	\$70,300	\$29,200
Adjusted Sale Price		\$114,100	\$119,800	\$96,600	\$100,300	\$120,400
Comparable Estimate	\$110,000 (\$62.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-17	90.68-2-5	90.68-2-4	90.84-2-25	90.76-5-1
Owner	Williams Lillie M	Gafur, Abdul	Yates, Wendy D	Creative 786 Corporatio	Mahmud, Tuhin
Address	30 Marne Rd	142 Ivanhoe Rd	144 Ivanhoe Rd	56 Andrews Ave	93 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	60 x 204	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1930 / 0	1894 / 0	1931 / 0
Condition	3 Normal	2 Fair	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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	2.0	2.0
Bedrooms	3	5	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1248	1172	1150	1300	1034
2nd Sty Area	0	902	880	340	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2184	2074	2030	2240	1914
Att/Det Gar Sqft	324	352	360	396	500
Prior Land	\$7,600				
Prior Total	\$58,900				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$14,000	\$8,000
Sale Date		10/29/2019	10/11/2019	5/1/2019	6/22/2020
Sale Price		\$84,000	\$120,100	\$95,000	\$135,000
Time Adj Sale Price		\$85,700	\$122,500	\$98,500	\$135,200
TADJSP/SQFT		\$41.32	\$60.34	\$43.97	\$70.64
Total Adj Factors	\$38,000	\$19,400	\$36,500	\$37,000	\$33,000
Adjusted Sale Price		\$104,300	\$124,000	\$99,500	\$140,200
Comparable Estimate	\$113,000 (\$51.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-41	90.76-5-36	90.76-3-21	91.77-3-14	91.77-2-50
Owner	Betts, Datanya	Perez, Hector E	Sarki, Subash	Dierdorf, Justin	Weeks, Atiya B
Address	31 Marne Rd	53 Preston Rd	22 Marne Rd	35 George Urban Blvd	73 Eggert Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	40 x 141	35 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1930 / 0	1930 / 0	1941 / 0	1927 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.5	1.5	1.3	2.0	1.5
Bedrooms	4	3	4	3	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1110	1100	1116	876	1014
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 120	0 0
SFLA	1701	1678	1451	1644	1284
Att/Det Gar Sqft	304	308	280	624	180
Prior Land	\$7,600				
Prior Total	\$73,300				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		8/13/2020	9/11/2020	11/21/2019	7/22/2020
Sale Price		\$116,000	\$120,000	\$146,500	\$92,500
Time Adj Sale Price		\$116,000	\$120,000	\$149,000	\$92,500
TADJSP/SQFT		\$69.13	\$82.70	\$90.63	\$72.04
Total Adj Factors	\$37,400	\$35,500	\$33,800	\$57,300	\$29,500
Adjusted Sale Price		\$117,900	\$123,600	\$129,100	\$100,400
Comparable Estimate	\$119,000 (\$69.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-16	90.76-3-21	90.76-2-50	90.76-5-36	91.77-1-3
Owner	Plummer, Dinah	Sarki, Subash	Weeks, Atiya B	Perez, Hector E	Johnson, Teourialeir G
Address	32 Marne Rd	22 Marne Rd	73 Eggert Rd	53 Preston Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 119	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1943 / 0	1930 / 0	1927 / 0	1930 / 0	1930 / 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 Yes	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	1.3	1.5	1.5	1.3
Bedrooms	3	4	4	3	4
Full/Half Baths	1 / 0	2 / 0	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	896	1116	1014	1100	1136
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 900	0 0	0 0	0 0
SFLA	1456	1451	1284	1678	1494
Att/Det Gar Sqft	462	280	180	308	216
Prior Land	\$7,600				
Prior Total	\$70,550				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	7/22/2020	8/13/2020	10/23/2020
Sale Price		\$120,000	\$92,500	\$116,000	\$116,000
Time Adj Sale Price		\$120,000	\$92,500	\$116,000	\$116,000
TADJSP/SQFT		\$82.70	\$72.04	\$69.13	\$77.64
Total Adj Factors	\$45,500	\$33,800	\$29,500	\$35,500	\$29,200
Adjusted Sale Price		\$131,700	\$108,500	\$126,000	\$132,300
Comparable Estimate	\$121,000 (\$83.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-42	90.76-2-50	90.76-3-21	90.76-5-36	102.21-2-24
Owner	Weltz, Dennis	Weeks, Atiya B	Sarki, Subash	Perez, Hector E	Sinclair, Jake P
Address	33 Marne Rd	73 Eggert Rd	22 Marne Rd	53 Preston Rd	19 Rowland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1930 / 0	1930 / 0	1928 / 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 Yes	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	1.3	1.5	1.3
Bedrooms	4	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1034	1014	1116	1100	1023
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1341	1284	1451	1678	1300
Att/Det Gar Sqft	384	180	280	308	266
Prior Land	\$7,600				
Prior Total	\$46,600				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	8/13/2020	4/4/2019
Sale Price		\$92,500	\$120,000	\$116,000	\$85,000
Time Adj Sale Price		\$92,500	\$120,000	\$116,000	\$88,400
TADJSP/SQFT		\$72.04	\$82.70	\$69.13	\$68.00
Total Adj Factors	\$30,300	\$29,500	\$33,800	\$35,500	\$27,600
Adjusted Sale Price		\$93,300	\$116,500	\$110,800	\$91,100
Comparable Estimate	\$100,000 (\$74.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-15	90.76-2-50	90.76-3-21	102.21-6-52	101.36-3-11
Owner	Greenfield Enterprises	Weeks, Atiya B	Sarki, Subash	Arnold, Shai	Hollis, Conni A
Address	34 Marne Rd	73 Eggert Rd	22 Marne Rd	98 David Ave	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	50 x 135	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1927 / 0	1900 / 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 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.3	1.5	1.3	1.0	1.7
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1012	1014	1116	1034	680
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1102	1284	1451	1034	1105
Att/Det Gar Sqft	280	180	280	320	200
Prior Land	\$7,600				
Prior Total	\$50,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$5,000
Sale Date		7/22/2020	9/11/2020	7/27/2018	3/14/2019
Sale Price		\$92,500	\$120,000	\$100,000	\$85,000
Time Adj Sale Price		\$92,500	\$120,000	\$108,700	\$88,700
TADJSP/SQFT		\$72.04	\$82.70	\$105.13	\$80.27
Total Adj Factors	\$26,000	\$29,500	\$33,800	\$27,400	\$3,200
Adjusted Sale Price		\$89,000	\$112,200	\$107,300	\$111,500
Comparable Estimate	\$101,000 (\$91.65/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-43	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Nealon, Valerie J	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	35 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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	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	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1055	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1213	1284	1451	1300	1678
Att/Det Gar Sqft	342	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$56,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$27,200	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$90,200	\$113,400	\$88,000	\$107,700
Comparable Estimate	\$103,000 (\$84.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-14	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Livingston, Taurrez	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	36 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1092	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1236	1284	1451	1300	1678
Att/Det Gar Sqft	286	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$55,600				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$28,600	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$91,600	\$114,800	\$89,400	\$109,100
Comparable Estimate	\$104,000 (\$84.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-44	90.76-2-50	90.76-3-21	102.21-2-24	102.21-6-52
Owner	Guzowski, Hayley D	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Arnold, Shai
Address	37 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1930 / 0	1928 / 0	1927 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.0
Bedrooms	4	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1046	1014	1116	1023	1034
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1138	1284	1451	1300	1034
Att/Det Gar Sqft	323	180	280	266	320
Prior Land	\$7,600				
Prior Total	\$47,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	7/27/2018
Sale Price		\$92,500	\$120,000	\$85,000	\$100,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$108,700
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$105.13
Total Adj Factors	\$26,900	\$29,500	\$33,800	\$27,600	\$27,400
Adjusted Sale Price		\$89,900	\$113,100	\$87,700	\$108,200
Comparable Estimate	\$102,000 (\$89.63/SFLA)				\$3,200 \$112,400

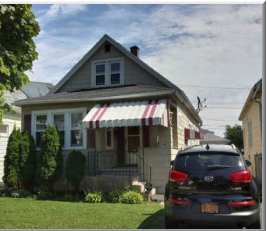


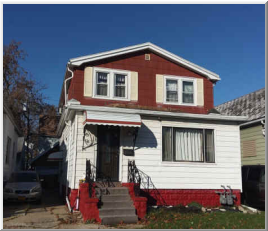
SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-13	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36	102.21-6-52
Owner	Culkowski Jonathan P	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E	Arnold, Shai
Address	38 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd	98 David 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103	50 x 135
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	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.3	1.5	1.3	1.3	1.5	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1036	1014	1116	1023	1100	1034
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 0
SFLA	1180	1284	1451	1300	1678	1034
Att/Det Gar Sqft	324	180	280	266	308	320
Prior Land	\$7,600					
Prior Total	\$52,900					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020	7/27/2018
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000	\$100,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000	\$108,700
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13	\$105.13
Total Adj Factors	\$27,500	\$29,500	\$33,800	\$27,600	\$35,500	\$27,400
Adjusted Sale Price		\$90,500	\$113,700	\$88,300	\$108,000	\$108,800
Comparable Estimate	\$102,000 (\$86.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-45	90.76-5-1	90.68-4-9	90.68-2-4	90.68-2-5
Owner	Maines, Richard	Mahmud, Tuhin	Worthy, Marcus	Yates, Wendy D	Gafur, Abdul
Address	39 Marne Rd	93 Preston Rd	110 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 120	70 x 103	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1927 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	2 Fair
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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	5	4
Full/Half Baths	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
1st Sty Area	1055	1034	985	1150	1172
2nd Sty Area	924	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1979	1914	1865	2030	2074
Att/Det Gar Sqft	360	396	500	360	352
Prior Land	\$7,600				
Prior Total	\$38,000				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$8,000	\$8,000
Sale Date		6/22/2020	9/20/2019	10/11/2019	10/29/2019
Sale Price		\$135,000	\$94,750	\$120,100	\$84,000
Time Adj Sale Price		\$135,200	\$97,000	\$122,500	\$85,700
TADJSP/SQFT		\$70.64	\$52.01	\$60.34	\$41.32
Total Adj Factors	\$19,100	\$33,000	\$38,600	\$36,500	\$19,400
Adjusted Sale Price		\$121,300	\$77,500	\$105,100	\$85,400
Comparable Estimate	\$92,000 (\$46.49/SFLA)				\$29,900



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-12	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36	91.77-1-3
Owner	Miller, Donald R	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E	Johnson, Teourialeir G
Address	40 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd	2501 Genesee 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5	1.3
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1093	1014	1116	1023	1100	1136
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 0
SFLA	1237	1284	1451	1300	1678	1494
Att/Det Gar Sqft	720	180	280	266	308	216
Prior Land	\$7,600					
Prior Total	\$59,900					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020	10/23/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13	\$77.64
Total Adj Factors	\$30,500	\$29,500	\$33,800	\$27,600	\$35,500	\$29,200
Adjusted Sale Price		\$93,500	\$116,700	\$91,300	\$111,000	\$117,300
Comparable Estimate	\$106,000 (\$85.69/SFLA)					

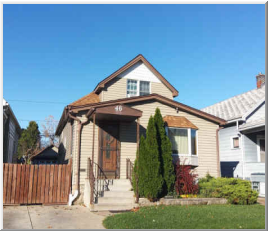
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-46	90.76-3-21	90.76-5-36	90.76-2-50	102.21-2-24
Owner	Charter Nicole M	Sarki, Subash	Perez, Hector E	Weeks, Atiya B	Johnson, Teourialeir G
Address	41 Marne Rd	22 Marne Rd	53 Preston Rd	73 Eggert Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1930 / 0	1927 / 0	1928 / 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 Yes	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	1.3	1.5	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	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	1047	1116	1100	1014	1023
2nd Sty Area	220	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 900	0 0	0 0	0 0
SFLA	1478	1451	1678	1284	1300
Att/Det Gar Sqft	352	280	308	180	266
Prior Land	\$7,600				
Prior Total	\$60,590				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/11/2020	8/13/2020	7/22/2020	4/4/2019
Sale Price		\$120,000	\$116,000	\$92,500	\$116,000
Time Adj Sale Price		\$120,000	\$116,000	\$92,500	\$116,000
TADJSP/SQFT		\$82.70	\$69.13	\$72.04	\$77.64
Total Adj Factors	\$34,100	\$33,800	\$35,500	\$29,500	\$27,600
Adjusted Sale Price		\$120,300	\$114,600	\$97,100	\$120,900
Comparable Estimate	\$110,000 (\$74.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-11	90.68-2-4	90.76-5-1	90.68-4-9	90.68-2-5
Owner	David, Florence B	Yates, Wendy D	Mahmud, Tuhin	Worthy, Marcus	Gafur, Abdul
Address	42 Marne Rd	144 Ivanhoe Rd	93 Preston Rd	110 Preston Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 120	70 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1931 / 0	1931 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	5
Full/Half Baths	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
1st Sty Area	1092	1150	1034	985	1172
2nd Sty Area	912	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2004	2030	1914	1865	2074
Att/Det Gar Sqft	324	360	396	500	352
Prior Land	\$7,600				
Prior Total	\$35,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$8,000
Sale Date		10/11/2019	6/22/2020	9/20/2019	10/29/2019
Sale Price		\$120,100	\$135,000	\$94,750	\$84,000
Time Adj Sale Price		\$122,500	\$135,200	\$97,000	\$85,700
TADJSP/SQFT		\$60.34	\$70.64	\$52.01	\$41.32
Total Adj Factors	\$19,900	\$36,500	\$33,000	\$38,600	\$19,400
Adjusted Sale Price		\$105,900	\$122,100	\$78,300	\$86,200
Comparable Estimate	\$93,000 (\$46.41/SFLA)				\$29,900 \$73,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-47	90.76-3-1	90.68-3-3	90.68-4-9	90.76-5-1
Owner	Coleman, Darlene	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	Mahmud, Tuhin
Address	43 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	93 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1935 / 0	1931 / 0	1931 / 0
Condition	3 Normal	3 Normal	2 Fair	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 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	2.0	1.5	2.0	2.0
Bedrooms	5	4	4	4	4
Full/Half Baths	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
1st Sty Area	1046	990	1127	985	1034
2nd Sty Area	0	650	0	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1623	1640	1690	1865	1914
Att/Det Gar Sqft	280	400		500	396
Prior Land	\$7,600				
Prior Total	\$35,700				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$8,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	6/22/2020
Sale Price		\$82,000	\$79,500	\$94,750	\$135,000
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$135,200
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$70.64
Total Adj Factors	\$31,200	\$29,900	\$19,000	\$38,600	\$33,000
Adjusted Sale Price		\$84,700	\$92,200	\$89,600	\$133,400
Comparable Estimate	\$99,000 (\$61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-10	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	David, Florence	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	44 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1092	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1236	1284	1451	1300	1678
Att/Det Gar Sqft	324	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$50,300				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$23,200	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$86,200	\$109,400	\$84,000	\$103,700
Comparable Estimate	\$93,000 (\$75.24/SFLA)				

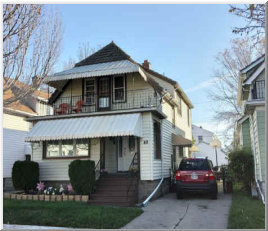
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-48	90.76-5-1	90.68-4-9	90.68-2-4	90.68-2-5
Owner	Adams Natasha	Mahmud, Tuhin	Worthy, Marcus	Yates, Wendy D	Gafur, Abdul
Address	45 Marne Rd	93 Preston Rd	110 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 120	70 x 103	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1927 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4
Full/Half Baths	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
1st Sty Area	1021	1034	985	1150	1172
2nd Sty Area	882	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1903	1914	1865	2030	2074
Att/Det Gar Sqft	400	396	500	360	352
Prior Land	\$7,600				
Prior Total	\$60,600				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$8,000	\$8,000
Sale Date		6/22/2020	9/20/2019	10/11/2019	10/29/2019
Sale Price		\$135,000	\$94,750	\$120,100	\$84,000
Time Adj Sale Price		\$135,200	\$97,000	\$122,500	\$85,700
TADJSP/SQFT		\$70.64	\$52.01	\$60.34	\$41.32
Total Adj Factors	\$35,400	\$33,000	\$38,600	\$36,500	\$19,400
Adjusted Sale Price		\$137,600	\$93,800	\$121,400	\$101,700
Comparable Estimate	\$109,000 (\$57.28/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-9	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Ray Mark R	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	46 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 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	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1037	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1181	1284	1451	1300	1678
Att/Det Gar Sqft	288	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$53,400				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$33,400	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$96,400	\$119,600	\$94,200	\$113,900
Comparable Estimate	\$108,000 (\$91.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-49	90.68-4-9	90.76-5-1	90.76-3-1	90.68-3-3
Owner	Brewer, Tomell	Worthy, Marcus	Mahmud, Tuhin	Ross, Ashley C	Burgin, Carmelita T
Address	47 Marne Rd	110 Preston Rd	93 Preston Rd	99 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	2.0	1.5
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	965	985	1034	990	1127
2nd Sty Area	861	880	880	650	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1826	1865	1914	1640	1690
Att/Det Gar Sqft	342	500	396	400	360
Prior Land	\$7,600				
Prior Total	\$57,300				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	11/8/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$82,000	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$83,400	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$50.85	\$47.34
Total Adj Factors	\$34,100	\$38,600	\$33,000	\$29,900	\$19,000
Adjusted Sale Price		\$92,500	\$136,300	\$87,600	\$95,100
Comparable Estimate	\$106,000 (\$58.05/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-8	90.76-5-36	90.76-3-21	90.76-2-50	91.77-1-3	91.77-3-14
Owner	Maye Tonya L	Perez, Hector E	Sarki, Subash	Weeks, Atiya B	Johnson, Teourialeir G	Dierdorf, Justin
Address	48 Marne Rd	53 Preston Rd	22 Marne Rd	73 Eggert Rd	2501 Genesee St	35 George Urban 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	02 Brick	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1926 / 0	1930 / 0	1930 / 0	1927 / 0	1930 / 0	1941 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	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	2 / N
Stories	1.7	1.5	1.3	1.5	1.3	2.0
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	4 Full 0
1st Sty Area	1037	1100	1116	1014	1136	876
2nd Sty Area	0	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 120
SFLA	1721	1678	1451	1284	1494	1644
Att/Det Gar Sqft	324	308	280	180	216	624
Prior Land	\$7,600					
Prior Total	\$70,200					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		8/13/2020	9/11/2020	7/22/2020	10/23/2020	11/21/2019
Sale Price		\$116,000	\$120,000	\$92,500	\$116,000	\$146,500
Time Adj Sale Price		\$116,000	\$120,000	\$92,500	\$116,000	\$149,000
TADJSP/SQFT		\$69.13	\$82.70	\$72.04	\$77.64	\$90.63
Total Adj Factors	\$32,800	\$35,500	\$33,800	\$29,500	\$29,200	\$57,300
Adjusted Sale Price		\$113,300	\$119,000	\$95,800	\$119,600	\$124,500
Comparable Estimate	\$114,000 (\$66.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-50	90.76-3-1	90.68-3-3	90.68-4-9	90.68-2-4
Owner	Matthews, Anthony A	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	Yates, Wendy D
Address	49 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	144 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1931 / 0	1930 / 0	1935 / 0	1931 / 0	1930 / 0
Condition	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air No	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	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	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
1st Sty Area	962	990	1127	985	1150
2nd Sty Area	588	650	0	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1721	1640	1690	1865	2030
Att/Det Gar Sqft		400		500	360
Prior Land	\$7,600				
Prior Total	\$41,400				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$8,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	10/11/2019
Sale Price		\$82,000	\$79,500	\$94,750	\$120,100
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$122,500
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$60.34
Total Adj Factors	\$30,100	\$29,900	\$19,000	\$38,600	\$36,500
Adjusted Sale Price		\$83,600	\$91,100	\$88,500	\$116,100
Comparable Estimate	\$102,000 (\$59.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-7	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Monterro, Randolph	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	50 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1036	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1180	1284	1451	1300	1678
Att/Det Gar Sqft	324	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$52,800				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$25,800	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$88,800	\$112,000	\$86,600	\$106,300
Comparable Estimate	\$100,000 (\$84.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-51	90.68-4-9	90.76-5-1	90.76-3-1	90.68-3-3
Owner	Washington Raquel E	Worthy, Marcus	Mahmud, Tuhin	Ross, Ashley C	Burgin, Carmelita T
Address	51 Marne Rd	110 Preston Rd	93 Preston Rd	99 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	2.0	1.5
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	972	985	1034	990	1127
2nd Sty Area	840	880	880	650	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1812	1865	1914	1640	1690
Att/Det Gar Sqft	396	500	396	400	360
Prior Land	\$7,600				
Prior Total	\$56,200				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	11/8/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$82,000	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$83,400	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$50.85	\$47.34
Total Adj Factors	\$34,300	\$38,600	\$33,000	\$29,900	\$19,000
Adjusted Sale Price		\$92,700	\$136,500	\$87,800	\$95,300
Comparable Estimate	\$107,000 (\$59.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-6	90.68-2-4	90.76-5-1	90.68-2-5	90.68-4-9
Owner	Monterro, Randolph	Yates, Wendy D	Mahmud, Tuhin	Gafur, Abdul	Worthy, Marcus
Address	52 Marne Rd	144 Ivanhoe Rd	93 Preston Rd	142 Ivanhoe Rd	110 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 120	35 x 103	70 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1930 / 0	1931 / 0	1920 / 0	1931 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	5	4
Full/Half Baths	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
1st Sty Area	1090	1150	1034	1172	985
2nd Sty Area	912	880	880	902	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2002	2030	1914	2074	1865
Att/Det Gar Sqft	324	360	396	352	500
Prior Land	\$7,600				
Prior Total	\$44,700				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000
Sale Date		10/11/2019	6/22/2020	10/29/2019	9/20/2019
Sale Price		\$120,100	\$135,000	\$84,000	\$94,750
Time Adj Sale Price		\$122,500	\$135,200	\$85,700	\$97,000
TADJSP/SQFT		\$60.34	\$70.64	\$41.32	\$52.01
Total Adj Factors	\$22,900	\$36,500	\$33,000	\$19,400	\$38,600
Adjusted Sale Price		\$108,900	\$125,100	\$89,200	\$81,300
Comparable Estimate	\$96,000 (\$47.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-52	90.68-4-9	90.76-5-1	90.76-3-1	90.68-3-3
Owner	MJ Tap Properties LLC	Worthy, Marcus	Mahmud, Tuhin	Ross, Ashley C	Burgin, Carmelita T
Address	53 Marne Rd	110 Preston Rd	93 Preston Rd	99 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	2.0	1.5
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	944	985	1034	990	1127
2nd Sty Area	840	880	880	650	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1784	1865	1914	1640	1690
Att/Det Gar Sqft	440	500	396	400	352
Prior Land	\$7,600				
Prior Total	\$54,500				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	11/8/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$82,000	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$83,400	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$50.85	\$47.34
Total Adj Factors	\$34,400	\$38,600	\$33,000	\$29,900	\$19,000
Adjusted Sale Price		\$92,800	\$136,600	\$87,900	\$95,400
Comparable Estimate	\$103,000 (\$57.74/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-5	90.76-2-50	90.76-3-21	90.76-5-36	102.21-2-24	91.77-1-3
Owner	Woodard, Shawnta M	Weeks, Atiya B	Sarki, Subash	Perez, Hector E	Sinclair, Jake P	Johnson, Teourialeir G
Address	54 Marne Rd	73 Eggert Rd	22 Marne Rd	53 Preston Rd	19 Rowland Rd	2501 Genesee 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	35 x 103	34 x 120	34 x 120
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	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1930 / 0	1928 / 0	1930 / 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	2 Hot air Yes	2 Hot air Yes	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	0 / N
Stories	1.3	1.5	1.3	1.5	1.3	1.3
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1068	1014	1116	1100	1023	1136
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0	0 0
SFLA	1356	1284	1451	1678	1300	1494
Att/Det Gar Sqft	308	180	280	308	266	216
Prior Land	\$7,600					
Prior Total	\$59,100					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		7/22/2020	9/11/2020	8/13/2020	4/4/2019	10/23/2020
Sale Price		\$92,500	\$120,000	\$116,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$116,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$69.13	\$68.00	\$77.64
Total Adj Factors	\$29,900	\$29,500	\$33,800	\$35,500	\$27,600	\$29,200
Adjusted Sale Price		\$92,900	\$116,100	\$110,400	\$90,700	\$116,700
Comparable Estimate	\$105,000 (\$77.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-4-53	90.68-2-5	90.68-2-4	90.76-5-1	90.68-4-9	90.84-2-25
Owner	Powell, Rasheen	Gafur, Abdul	Yates, Wendy D	Mahmud, Tuhin	Worthy, Marcus	Creative 786 Corporatio
Address	55 Marne Rd	142 Ivanhoe Rd	144 Ivanhoe Rd	93 Preston Rd	110 Preston Rd	56 Andrews 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 120	70 x 103	60 x 204
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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1920 / 0	1930 / 0	1931 / 0	1931 / 0	1894 / 0
Condition	3 Normal	2 Fair	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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	5	5	4	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	3 Partial 0
1st Sty Area	1173	1172	1150	1034	985	1300
2nd Sty Area	1000	902	880	880	880	340
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2173	2074	2030	1914	1865	2240
Att/Det Gar Sqft	260	352	360	396	500	
Prior Land	\$7,600					
Prior Total	\$45,500					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000	\$14,000
Sale Date		10/29/2019	10/11/2019	6/22/2020	9/20/2019	5/1/2019
Sale Price		\$84,000	\$120,100	\$135,000	\$94,750	\$95,000
Time Adj Sale Price		\$85,700	\$122,500	\$135,200	\$97,000	\$98,500
TADJSP/SQFT		\$41.32	\$60.34	\$70.64	\$52.01	\$43.97
Total Adj Factors	\$37,400	\$19,400	\$36,500	\$33,000	\$38,600	\$37,000
Adjusted Sale Price		\$103,700	\$123,400	\$139,600	\$95,800	\$98,900
Comparable Estimate	\$112,000 (\$51.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-4	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Fisher, Taina	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	56 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	2 Hot air No	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	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	4	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1024	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1162	1284	1451	1300	1678
Att/Det Gar Sqft	352	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$53,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$27,500	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$90,500	\$113,700	\$88,300	\$108,000
Comparable Estimate	\$102,000 (\$87.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-54	90.76-3-1	90.68-3-3	90.68-4-9	90.68-2-4
Owner	Tupchik, Dmitriy N	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	Mahmud, Tuhin
Address	57 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	93 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1935 / 0	1931 / 0	1931 / 0
Condition	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air No	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	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	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
1st Sty Area	905	990	1127	985	1034
2nd Sty Area	820	650	0	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1725	1640	1690	1865	1914
Att/Det Gar Sqft	440	400		500	396
Prior Land	\$7,600				
Prior Total	\$48,000				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$8,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	6/22/2020
Sale Price		\$82,000	\$79,500	\$94,750	\$135,000
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$135,200
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$70.64
Total Adj Factors	\$33,700	\$29,900	\$19,000	\$38,600	\$33,000
Adjusted Sale Price		\$87,200	\$94,700	\$92,100	\$135,900
Comparable Estimate	\$106,000 (\$61.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-3-3	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Kaiser, Eleonore R	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	58 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1068	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1162	1284	1451	1300	1678
Att/Det Gar Sqft	216	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$51,600				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$26,400	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$89,400	\$112,600	\$87,200	\$106,900
Comparable Estimate	\$101,000 (\$86.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.76-4-1	90.76-3-1	90.68-3-3	90.68-4-9	90.68-2-4
Owner	Vazquez Stephanie	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	Mahmud, Tuhin
Address	59 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	93 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1922 / 0	1930 / 0	1935 / 0	1931 / 0	1931 / 0
Condition	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air No	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	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	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
1st Sty Area	914	990	1127	985	1034
2nd Sty Area	798	650	0	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1712	1640	1690	1865	1914
Att/Det Gar Sqft	400	400		500	396
Prior Land	\$7,600				
Prior Total	\$39,500				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$8,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	6/22/2020
Sale Price		\$82,000	\$79,500	\$94,750	\$135,000
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$135,200
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$70.64
Total Adj Factors	\$41,800	\$29,900	\$19,000	\$38,600	\$33,000
Adjusted Sale Price		\$95,300	\$102,800	\$100,200	\$144,000
Comparable Estimate	\$114,000 (\$66.59/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.76-3-2	90.68-4-9	90.76-5-1	90.68-2-4	90.76-3-1	90.68-2-5
Owner	Akter, Nasrin	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Ross, Ashley C	Gafur, Abdul
Address	60 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	99 Ivanhoe Rd	142 Ivanhoe 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1930 / 0	1920 / 0
Condition	3 Normal	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 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	1.7	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	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	1068	985	1034	1150	990	1172
2nd Sty Area	0	880	880	880	650	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1893	1865	1914	2030	1640	2074
Att/Det Gar Sqft		500	396	360	400	352
Prior Land	\$7,600					
Prior Total	\$51,400					
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$8,000	\$8,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	11/8/2019	10/29/2019
Sale Price		\$94,750	\$135,000	\$120,100	\$82,000	\$84,000
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$83,400	\$85,700
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$50.85	\$41.32
Total Adj Factors	\$29,300	\$38,600	\$33,000	\$36,500	\$29,900	\$19,400
Adjusted Sale Price		\$87,700	\$131,500	\$115,300	\$82,800	\$95,600
Comparable Estimate	\$103,000 (\$54.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-11	90.68-4-9	90.76-5-1	90.76-3-1	90.68-3-3
Owner	Equity Trust Company	Worthy, Marcus	Mahmud, Tuhin	Ross, Ashley C	Burgin, Carmelita T
Address	61 Marne Rd	110 Preston Rd	93 Preston Rd	99 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	1.5	2.0	2.0	2.0	1.5
Bedrooms	5	4	4	4	4
Full/Half Baths	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
1st Sty Area	1167	985	1034	990	1127
2nd Sty Area	0	880	880	650	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1813	1865	1914	1640	1690
Att/Det Gar Sqft		500	396	400	
Prior Land	\$7,600				
Prior Total	\$47,600				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	11/8/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$82,000	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$83,400	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$50.85	\$47.34
Total Adj Factors	\$19,400	\$38,600	\$33,000	\$29,900	\$19,000
Adjusted Sale Price		\$77,800	\$121,600	\$72,900	\$80,400
Comparable Estimate	\$92,000 (\$50.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-21	90.76-5-1	90.68-4-9	90.68-2-5	90.76-3-1
Owner	Batugowski Joanne B	Mahmud, Tuhin	Worthy, Marcus	Yates, Wendy D	Gafur, Abdul
Address	62 Marne Rd	93 Preston Rd	110 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 120	70 x 103	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4
Full/Half Baths	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
1st Sty Area	1046	1034	985	1150	1172
2nd Sty Area	902	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1948	1914	1865	2030	2074
Att/Det Gar Sqft	400	396	500	360	352
Prior Land	\$7,600				
Prior Total	\$76,800				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$8,000	\$8,000
Sale Date		6/22/2020	9/20/2019	10/11/2019	10/29/2019
Sale Price		\$135,000	\$94,750	\$120,100	\$84,000
Time Adj Sale Price		\$135,200	\$97,000	\$122,500	\$85,700
TADJSP/SQFT		\$70.64	\$52.01	\$60.34	\$41.32
Total Adj Factors	\$48,600	\$33,000	\$38,600	\$36,500	\$19,400
Adjusted Sale Price		\$150,800	\$107,000	\$134,600	\$114,900
Comparable Estimate	\$122,000 (\$62.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-12	90.76-2-50	90.76-3-21	102.21-2-24	90.76-5-36
Owner	Kozak, Anthony J	Weeks, Atiya B	Sarki, Subash	Sinclair, Jake P	Perez, Hector E
Address	63 Marne Rd	73 Eggert Rd	22 Marne Rd	19 Rowland Rd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 119	35 x 103	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1930 / 0	1928 / 0	1930 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1061	1014	1116	1023	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 0
SFLA	1186	1284	1451	1300	1678
Att/Det Gar Sqft	484	180	280	266	308
Prior Land	\$7,600				
Prior Total	\$54,900				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		7/22/2020	9/11/2020	4/4/2019	8/13/2020
Sale Price		\$92,500	\$120,000	\$85,000	\$116,000
Time Adj Sale Price		\$92,500	\$120,000	\$88,400	\$116,000
TADJSP/SQFT		\$72.04	\$82.70	\$68.00	\$69.13
Total Adj Factors	\$27,100	\$29,500	\$33,800	\$27,600	\$35,500
Adjusted Sale Price		\$90,100	\$113,300	\$87,900	\$107,600
Comparable Estimate	\$101,000 (\$85.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-20	90.76-5-36	90.76-3-21	90.76-2-50	91.77-1-3
Owner	Heineck, Clifford G	Perez, Hector E	Sarki, Subash	Weeks, Atiya B	Johnson, Teourialeir G
Address	64 Marne Rd	53 Preston Rd	22 Marne Rd	73 Eggert Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 119	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1931 / 0	1930 / 0	1930 / 0	1927 / 0	1930 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.3	1.5	1.3	1.5	2.0
Bedrooms	4	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1187	1100	1116	1014	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 900	0 0	0 120
SFLA	1629	1678	1451	1284	1644
Att/Det Gar Sqft	324	308	280	180	624
Prior Land	\$7,600				
Prior Total	\$67,900				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		8/13/2020	9/11/2020	7/22/2020	11/21/2019
Sale Price		\$116,000	\$120,000	\$92,500	\$146,500
Time Adj Sale Price		\$116,000	\$120,000	\$92,500	\$149,000
TADJSP/SQFT		\$69.13	\$82.70	\$72.04	\$90.63
Total Adj Factors	\$34,000	\$35,500	\$33,800	\$29,500	\$57,300
Adjusted Sale Price		\$114,500	\$120,200	\$97,000	\$125,700
Comparable Estimate	\$116,000 (\$71.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-13	90.76-5-1	90.68-4-9	90.68-2-4	90.68-2-5
Owner	Richter, Helen M	Mahmud, Tuhin	Worthy, Marcus	Yates, Wendy D	Gafur, Abdul
Address	65 Marne Rd	93 Preston Rd	110 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 120	70 x 103	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1931 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	5
Full/Half Baths	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
1st Sty Area	1007	1034	985	1150	1172
2nd Sty Area	903	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1910	1914	1865	2030	2074
Att/Det Gar Sqft	382	396	500	360	352
Prior Land	\$7,600				
Prior Total	\$54,600				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$8,000	\$8,000
Sale Date		6/22/2020	9/20/2019	10/11/2019	10/29/2019
Sale Price		\$135,000	\$94,750	\$120,100	\$84,000
Time Adj Sale Price		\$135,200	\$97,000	\$122,500	\$85,700
TADJSP/SQFT		\$70.64	\$52.01	\$60.34	\$41.32
Total Adj Factors	\$22,900	\$33,000	\$38,600	\$36,500	\$19,400
Adjusted Sale Price		\$125,100	\$81,300	\$108,900	\$89,200
Comparable Estimate	\$98,000 (\$51.31/SFLA)				\$19,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-19	90.68-4-9	90.76-5-1	90.76-3-1	90.68-3-3
Owner	Weber Danielle	Worthy, Marcus	Mahmud, Tuhin	Ross, Ashley C	Burgin, Carmelita T
Address	66 Marne Rd	110 Preston Rd	93 Preston Rd	99 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	2.0	1.5
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	951	985	1034	990	1127
2nd Sty Area	861	880	880	650	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1812	1865	1914	1640	1690
Att/Det Gar Sqft	324	500	396	400	360
Prior Land	\$7,600				
Prior Total	\$53,900				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	11/8/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$82,000	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$83,400	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$50.85	\$47.34
Total Adj Factors	\$31,000	\$38,600	\$33,000	\$29,900	\$19,000
Adjusted Sale Price		\$89,400	\$133,200	\$84,500	\$92,000
Comparable Estimate	\$103,000 (\$56.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-14	90.68-4-9	90.76-5-1	90.68-2-4	90.68-3-3
Owner	Meet People Inc	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Burgin, Carmelita T
Address	67 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1931 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	2.0	1.5
Bedrooms	4	4	4	5	4
Full/Half Baths	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
1st Sty Area	996	985	1034	1150	1127
2nd Sty Area	880	880	880	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1876	1865	1914	2030	1690
Att/Det Gar Sqft	396	500	396	360	400
Prior Land	\$7,600				
Prior Total	\$36,100				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$120,100	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$47.34
Total Adj Factors	\$35,100	\$38,600	\$33,000	\$36,500	\$19,000
Adjusted Sale Price		\$93,500	\$137,300	\$121,100	\$96,100
Comparable Estimate	\$107,000 (\$57.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-18	90.68-4-9	90.76-5-1	90.68-2-4	90.68-2-5
Owner	Hazel Holdings LLC	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Gafur, Abdul
Address	68 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4
Full/Half Baths	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
1st Sty Area	1004	985	1034	1150	990
2nd Sty Area	902	880	880	880	650
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1906	1865	1914	2030	1640
Att/Det Gar Sqft	360	500	396	360	400
Prior Land	\$7,600				
Prior Total	\$39,300				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$8,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	10/29/2019
Sale Price		\$94,750	\$135,000	\$120,100	\$84,000
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$85,700
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$41.32
Total Adj Factors	\$25,600	\$38,600	\$33,000	\$36,500	\$29,900
Adjusted Sale Price		\$84,000	\$127,800	\$111,600	\$91,900
Comparable Estimate	\$99,000 (\$51.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-15	90.76-3-1	90.68-3-3	90.68-4-9	90.68-2-4
Owner	Roland, Gloria E	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	Yates, Wendy D
Address	69 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	144 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1930 / 0	1935 / 0	1931 / 0	1930 / 0
Condition	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air No	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	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	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
1st Sty Area	931	990	1127	985	1150
2nd Sty Area	686	650	0	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1617	1640	1690	1865	2030
Att/Det Gar Sqft	324	400		500	360
Prior Land	\$7,600				
Prior Total	\$45,100				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$8,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	10/11/2019
Sale Price		\$82,000	\$79,500	\$94,750	\$120,100
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$122,500
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$60.34
Total Adj Factors	\$29,100	\$29,900	\$19,000	\$38,600	\$36,500
Adjusted Sale Price		\$82,600	\$90,100	\$87,500	\$115,100
Comparable Estimate	\$101,000 (\$62.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-17	90.68-4-9	90.76-5-1	90.68-2-4	90.68-2-5
Owner	Ankjj Canada Inc	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Gafur, Abdul
Address	70 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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	2.0	1.5
Bedrooms	5	4	4	5	4
Full/Half Baths	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
1st Sty Area	1004	985	1034	1150	1172
2nd Sty Area	902	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1906	1865	1914	2030	2074
Att/Det Gar Sqft	360	500	396	360	352
Prior Land	\$7,600				
Prior Total	\$50,000				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	10/29/2019
Sale Price		\$94,750	\$135,000	\$120,100	\$84,000
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$85,700
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$41.32
Total Adj Factors	\$35,100	\$38,600	\$33,000	\$36,500	\$19,400
Adjusted Sale Price		\$93,500	\$137,300	\$121,100	\$101,400
Comparable Estimate	\$110,000 (\$57.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-16	90.68-4-9	90.76-5-1	90.68-2-4	90.76-3-3
Owner	Balachandran, Vaithilingam	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Burgin, Carmelita T
Address	71 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1931 / 0	1931 / 0	1931 / 0	1930 / 0	1935 / 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 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	2.0	1.5
Bedrooms	4	4	4	5	4
Full/Half Baths	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
1st Sty Area	1051	985	1034	1150	1127
2nd Sty Area	820	880	880	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1871	1865	1914	2030	1690
Att/Det Gar Sqft	360	500	396	360	400
Prior Land	\$7,600				
Prior Total	\$53,600				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$120,100	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$47.34
Total Adj Factors	\$31,900	\$38,600	\$33,000	\$36,500	\$19,000
Adjusted Sale Price		\$90,300	\$134,100	\$117,900	\$92,900
Comparable Estimate	\$104,000 (\$55.59/SFLA)				\$85,400



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.68-3-16	90.68-4-9	90.76-5-1	90.68-3-3	90.76-3-1	90.68-2-4
Owner	Lock Holdings LLC	Worthy, Marcus	Mahmud, Tuhin	Burgin, Carmelita T	Ross, Ashley C	Yates, Wendy D
Address	72 Marne Rd	110 Preston Rd	93 Preston Rd	10 Rowan Rd	99 Ivanhoe Rd	144 Ivanhoe 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	33 x 105	35 x 103	35 x 103
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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1931 / 0	1931 / 0	1935 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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 Yes	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	2.0
Bedrooms	4	4	4	4	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	951	985	1034	1127	990	1150
2nd Sty Area	861	880	880	0	650	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1812	1865	1914	1690	1640	2030
Att/Det Gar Sqft	400	500	396		400	360
Prior Land	\$7,600					
Prior Total	\$47,300					
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$7,000	\$8,000	\$8,000
Sale Date		9/20/2019	6/22/2020	3/16/2020	11/8/2019	10/11/2019
Sale Price		\$94,750	\$135,000	\$79,500	\$82,000	\$120,100
Time Adj Sale Price		\$97,000	\$135,200	\$80,000	\$83,400	\$122,500
TADJSP/SQFT		\$52.01	\$70.64	\$47.34	\$50.85	\$60.34
Total Adj Factors	\$34,400	\$38,600	\$33,000	\$19,000	\$29,900	\$36,500
Adjusted Sale Price		\$92,800	\$136,600	\$95,400	\$87,900	\$120,400
Comparable Estimate	\$107,000 (\$59.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-17	90.76-3-1	90.68-3-3	90.68-4-9	90.68-2-4
Owner	Rogers, LaDon	Ross, Ashley C	Burgin, Carmelita T	Worthy, Marcus	Yates, Wendy D
Address	73 Marne Rd	99 Ivanhoe Rd	10 Rowan Rd	110 Preston Rd	144 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	33 x 105	70 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1931 / 0	1930 / 0	1935 / 0	1931 / 0	1930 / 0
Condition	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air No	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	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	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
1st Sty Area	882	990	1127	985	1150
2nd Sty Area	760	650	0	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1642	1640	1690	1865	2030
Att/Det Gar Sqft	484	400		500	360
Prior Land	\$7,600				
Prior Total	\$50,100				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$8,000
Sale Date		11/8/2019	3/16/2020	9/20/2019	10/11/2019
Sale Price		\$82,000	\$79,500	\$94,750	\$120,100
Time Adj Sale Price		\$83,400	\$80,000	\$97,000	\$122,500
TADJSP/SQFT		\$50.85	\$47.34	\$52.01	\$60.34
Total Adj Factors	\$33,100	\$29,900	\$19,000	\$38,600	\$36,500
Adjusted Sale Price		\$86,600	\$94,100	\$91,500	\$119,100
Comparable Estimate	\$105,000 (\$63.95/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.68-3-15	90.68-4-9	90.68-3-3	90.76-5-1	90.76-3-1	90.68-2-4
Owner	Stevens, Joyce D	Worthy, Marcus	Burgin, Carmelita T	Mahmud, Tuhin	Ross, Ashley C	Yates, Wendy D
Address	74 Marne Rd	110 Preston Rd	10 Rowan Rd	93 Preston Rd	99 Ivanhoe Rd	144 Ivanhoe 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	70 x 103	33 x 105	35 x 120	35 x 103	35 x 103
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	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1931 / 0	1935 / 0	1931 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	2 Fair	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 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	2.0	2.0	1.5	2.0	2.0	2.0
Bedrooms	4	4	4	4	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	951	985	1127	1034	990	1150
2nd Sty Area	861	880	0	880	650	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1812	1865	1690	1914	1640	2030
Att/Det Gar Sqft	400	500		396	400	360
Prior Land	\$7,600					
Prior Total	\$57,000					
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$8,000	\$8,000	\$8,000
Sale Date		9/20/2019	3/16/2020	6/22/2020	11/8/2019	10/11/2019
Sale Price		\$94,750	\$79,500	\$135,000	\$82,000	\$120,100
Time Adj Sale Price		\$97,000	\$80,000	\$135,200	\$83,400	\$122,500
TADJSP/SQFT		\$52.01	\$47.34	\$70.64	\$50.85	\$60.34
Total Adj Factors	\$34,400	\$38,600	\$19,000	\$33,000	\$29,900	\$36,500
Adjusted Sale Price		\$92,800	\$95,400	\$136,600	\$87,900	\$120,400
Comparable Estimate	\$107,000 (\$59.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-18	90.68-2-5	90.68-2-4	90.76-5-1	90.68-4-9
Owner	Young, Charles A Sr	Gafur, Abdul	Yates, Wendy D	Mahmud, Tuhin	Worthy, Marcus
Address	75 Marne Rd	142 Ivanhoe Rd	144 Ivanhoe Rd	93 Preston Rd	110 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	35 x 103	35 x 103	35 x 120	70 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1930 / 0	1931 / 0	1935 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	2 Fair
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 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	2.0	1.5
Bedrooms	4	5	5	4	4
Full/Half Baths	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
1st Sty Area	1233	1172	1150	1034	1127
2nd Sty Area	807	902	880	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2040	2074	2030	1914	1865
Att/Det Gar Sqft	380	352	360	396	500
Prior Land	\$7,600				
Prior Total	\$52,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000
Sale Date		10/29/2019	10/11/2019	6/22/2020	9/20/2019
Sale Price		\$84,000	\$120,100	\$135,000	\$94,750
Time Adj Sale Price		\$85,700	\$122,500	\$135,200	\$97,000
TADJSP/SQFT		\$41.32	\$60.34	\$70.64	\$52.01
Total Adj Factors	\$34,000	\$19,400	\$36,500	\$33,000	\$38,600
Adjusted Sale Price		\$100,300	\$120,000	\$136,200	\$92,400
Comparable Estimate	\$109,000 (\$53.43/SFLA)				\$19,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	90.68-3-14	90.68-4-9	90.76-5-1	90.68-2-4	90.68-2-5	90.68-3-3
Owner	Mejia, Justin R	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Gafur, Abdul	Burgin, Carmelita T
Address	76 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd	10 Rowan 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	35 x 103	33 x 105
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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 0	1935 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	2 Fair
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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	5	5	4
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	1004	985	1034	1150	1172	1127
2nd Sty Area	902	880	880	880	902	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1906	1865	1914	2030	2074	1690
Att/Det Gar Sqft	480	500	396	360	352	
Prior Land	\$7,600					
Prior Total	\$58,900					
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$8,000	\$7,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	10/29/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$120,100	\$84,000	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$85,700	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$41.32	\$47.34
Total Adj Factors	\$36,100	\$38,600	\$33,000	\$36,500	\$19,400	\$19,000
Adjusted Sale Price		\$94,500	\$138,300	\$122,100	\$102,400	\$97,100
Comparable Estimate	\$111,000 (\$58.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-19.1	90.76-6-2	90.76-5-31	90.76-5-33	102.21-7-40
Owner	Leonard, Lakisha D	Kuhn, Denise	Nzamwita, Edwin	Rivera, Kiesha	Gebremariam, Shitaye /
Address	77 Marne Rd	83 Carol Dr	27 Preston Rd	43 Preston Rd	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	62 x 103	53 x 103	55 x 103	35 x 103	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1951 / 0	1950 / 0	1951 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.5	1.5	1.7	2.0
Bedrooms	3	2	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	4 Full 0	4 Full 0
1st Sty Area	989	996	860	704	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 450
SFLA	1348	1386	1290	1232	1516
Att/Det Gar Sqft	286	280	462	280	300
Prior Land	\$10,600				
Prior Total	\$70,500				
Comp Land Estimate	\$11,000	\$10,000	\$10,000	\$8,000	\$10,000
Sale Date		8/23/2018	10/3/2018	2/10/2020	5/20/2019
Sale Price		\$90,000	\$108,000	\$115,000	\$113,000
Time Adj Sale Price		\$97,300	\$115,400	\$116,000	\$117,200
TADJSP/SQFT		\$70.20	\$89.46	\$94.16	\$98.24
Total Adj Factors	\$55,300	\$56,200	\$53,700	\$56,000	\$62,600
Adjusted Sale Price		\$96,400	\$117,000	\$115,300	\$109,900
Comparable Estimate	\$113,000 (\$83.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-13	90.68-3-3	90.76-3-1	90.68-4-9	90.76-5-1
Owner	Montijo, Minerva	Burgin, Carmelita T	Ross, Ashley C	Worthy, Marcus	Mahmud, Tuhin
Address	128 Marne Rd	10 Rowan Rd	99 Ivanhoe Rd	110 Preston Rd	93 Preston Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	33 x 105	35 x 103	70 x 103	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1935 / 0	1930 / 0	1931 / 0	1931 / 0
Condition	3 Normal	2 Fair	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 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
Stories	2.0	1.5	2.0	2.0	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	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
1st Sty Area	910	1127	990	985	1034
2nd Sty Area	820	0	650	880	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1730	1690	1640	1865	1914
Att/Det Gar Sqft	324		400	500	396
Prior Land	\$7,600				
Prior Total	\$52,300				
Comp Land Estimate	\$8,000	\$7,000	\$8,000	\$12,000	\$8,000
Sale Date		3/16/2020	11/8/2019	9/20/2019	6/22/2020
Sale Price		\$79,500	\$82,000	\$94,750	\$135,000
Time Adj Sale Price		\$80,000	\$83,400	\$97,000	\$135,200
TADJSP/SQFT		\$47.34	\$50.85	\$52.01	\$70.64
Total Adj Factors	\$32,800	\$19,000	\$29,900	\$38,600	\$33,000
Adjusted Sale Price		\$93,800	\$86,300	\$91,200	\$135,000
Comparable Estimate	\$105,000 (\$60.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-12	90.68-4-9	90.76-5-1	90.68-2-4	90.68-3-3
Owner	Matla, Matthew J	Worthy, Marcus	Mahmud, Tuhin	Yates, Wendy D	Burgin, Carmelita T
Address	132 Marne Rd	110 Preston Rd	93 Preston Rd	144 Ivanhoe Rd	10 Rowan Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 103	70 x 103	35 x 120	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	5
Full/Half Baths	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
1st Sty Area	992	985	1034	1150	1172
2nd Sty Area	902	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1894	1865	1914	2030	2074
Att/Det Gar Sqft	480	500	396	360	352
Prior Land	\$7,600				
Prior Total	\$55,000				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$8,000	\$8,000
Sale Date		9/20/2019	6/22/2020	10/11/2019	3/16/2020
Sale Price		\$94,750	\$135,000	\$120,100	\$79,500
Time Adj Sale Price		\$97,000	\$135,200	\$122,500	\$80,000
TADJSP/SQFT		\$52.01	\$70.64	\$60.34	\$47.34
Total Adj Factors	\$35,900	\$38,600	\$33,000	\$36,500	\$19,400
Adjusted Sale Price		\$94,300	\$138,100	\$121,900	\$96,900
Comparable Estimate	\$111,000 (\$58.61/SFLA)				



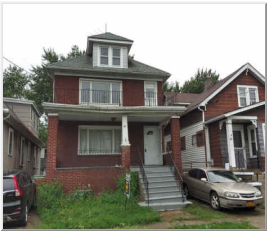
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-3-11	90.76-5-1	90.68-4-9	90.68-2-4	90.68-2-5
Owner	Young, Carol	Mahmud, Tuhin	Worthy, Marcus	Yates, Wendy D	Gafur, Abdul
Address	136 Marne Rd	93 Preston Rd	110 Preston Rd	144 Ivanhoe Rd	142 Ivanhoe Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	41 x 103	35 x 120	70 x 103	35 x 103	33 x 105
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1931 / 0	1931 / 0	1930 / 0	1920 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	5	4
Full/Half Baths	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
1st Sty Area	1034	1034	985	1150	1172
2nd Sty Area	902	880	880	880	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1936	1914	1865	2030	2074
Att/Det Gar Sqft	324	396	500	360	352
Prior Land	\$8,400				
Prior Total	\$57,600				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$8,000	\$7,000
Sale Date		6/22/2020	9/20/2019	10/11/2019	10/29/2019
Sale Price		\$135,000	\$94,750	\$120,100	\$84,000
Time Adj Sale Price		\$135,200	\$97,000	\$122,500	\$85,700
TADJSP/SQFT		\$70.64	\$52.01	\$60.34	\$41.32
Total Adj Factors	\$35,700	\$33,000	\$38,600	\$36,500	\$19,400
Adjusted Sale Price		\$137,900	\$94,100	\$121,700	\$102,000
Comparable Estimate	\$110,000 (\$56.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	90.68-4-1.1	102.29-1-23	102.21-7-28	101.28-4-13	101.28-9-14
Owner	Autry, Isiah	Turchiarelli, Kevin	Kardas, Christopher M	Jackson, Maqus R	Jamh WNY LLC
Address	137 Marne Rd	90 Markus Dr	149 David Ave	407 Pine Ridge Rd	24 Bell St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	46 x 103	50 x 100	37 x 135	35 x 120	34 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1941 / 0	1955 / 0	1950 / 0	1955 / 0	1956 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	684	825	940	1130	1085
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0
SFLA	684	825	940	1130	1085
Att/Det Gar Sqft	440	460	280	352	399
Prior Land	\$8,900				
Prior Total	\$47,100				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$10,000
Sale Date		9/24/2018	7/18/2018	5/13/2019	9/29/2020
Sale Price		\$103,000	\$80,000	\$106,000	\$95,000
Time Adj Sale Price		\$110,700	\$87,000	\$109,900	\$95,000
TADJSP/SQFT		\$134.18	\$92.55	\$97.26	\$87.56
Total Adj Factors	\$39,300	\$45,500	\$48,100	\$55,900	\$54,300
Adjusted Sale Price		\$104,500	\$78,200	\$93,300	\$80,000
Comparable Estimate	\$90,000 (\$131.58/SFLA)				

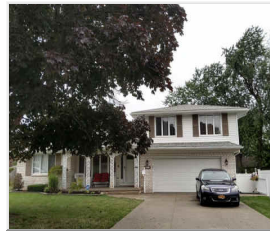


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-2-6	101.36-1-4	102.21-2-24	90.76-3-21	90.76-2-50	101.36-3-1
Owner	Cousins, James D	Parven, Farzana	Sinclair, Jake P	Sarki, Subash	Weeks, Atiya B	Makelke, Amber
Address	1 Neibert Blvd	57 Alpine Pl	19 Rowland Rd	22 Marne Rd	73 Eggert Rd	38 Olcott Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	36 x 95	60 x 112	34 x 120	35 x 103	35 x 119	30 x 132
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	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1917 / 0	1920 / 0	1928 / 0	1930 / 0	1927 / 0	1900 / 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	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.3	1.5	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1051	676	1023	1116	1014	994
2nd Sty Area	0	702	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 0	0 0
SFLA	1339	1378	1300	1451	1284	1298
Att/Det Gar Sqft	280	308	266	280	180	
Prior Land	\$7,400					
Prior Total	\$43,990					
Comp Land Estimate	\$8,000	\$11,000	\$8,000	\$8,000	\$8,000	\$7,000
Sale Date		8/9/2019	4/4/2019	9/11/2020	7/22/2020	6/29/2020
Sale Price		\$90,000	\$85,000	\$120,000	\$92,500	\$57,405
Time Adj Sale Price		\$92,400	\$88,400	\$120,000	\$92,500	\$57,500
TADJSP/SQFT		\$67.05	\$68.00	\$82.70	\$72.04	\$44.30
Total Adj Factors	\$7,600	\$32,400	\$27,600	\$33,800	\$29,500	(\$7,800)
Adjusted Sale Price		\$67,600	\$68,400	\$93,800	\$70,600	\$72,900
Comparable Estimate	\$75,000 (\$56.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-2-7	101.36-3-11	102.21-2-24	101.36-1-4	102.21-6-52
Owner	Bolibrzuch, Denise	Hollis, Conni A	Sinclair, Jake P	Parven, Farzana	Arnold, Shai
Address	3 Neibert Blvd	82 Avery Pl	19 Rowland Rd	57 Alpine Pl	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	36 x 95	26 x 71	34 x 120	60 x 112	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1900 / 0	1928 / 0	1920 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.3	1.7	1.3	2.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	861	680	1023	676	1034
2nd Sty Area	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1149	1105	1300	1378	1034
Att/Det Gar Sqft		200	266	308	320
Prior Land	\$7,400				
Prior Total	\$37,800				
Comp Land Estimate	\$8,000	\$5,000	\$8,000	\$11,000	\$11,000
Sale Date		3/14/2019	4/4/2019	8/9/2019	7/27/2018
Sale Price		\$85,000	\$85,000	\$90,000	\$100,000
Time Adj Sale Price		\$88,700	\$88,400	\$92,400	\$108,700
TADJSP/SQFT		\$80.27	\$68.00	\$67.05	\$105.13
Total Adj Factors	\$7,600	\$3,200	\$27,600	\$32,400	\$27,400
Adjusted Sale Price		\$93,100	\$68,400	\$67,600	\$88,900
Comparable Estimate	\$78,000 (\$67.89/SFLA)				\$29,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-2-8	101.36-4-3	101.28-3-13	101.28-12-16	102.21-6-27
Owner	Guenther, Regina	George, Asalmah	Rahman, MD Abdur	Meah, Tipu	Griffin, Dajour
Address	5 Neibert Blvd	7 Vera Ave	17 Andrews Ave	47 Avery Pl	125 Peach Tree Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	37 x 95	45 x 113	35 x 150	30 x 103	35 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	06 Stucco	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1930 / 0	1913 / 0	1930 / 0	1927 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	2.0	1.5
Bedrooms	4	4	4	6	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	899	1006	1293	880	1028
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1460	1623	1843	1760	1592
Att/Det Gar Sqft	440	440	400	484	396
Prior Land	\$7,600				
Prior Total	\$22,400				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$7,000	\$8,000
Sale Date		8/17/2018	7/6/2018	12/21/2018	3/16/2020
Sale Price		\$118,000	\$100,000	\$140,000	\$100,000
Time Adj Sale Price		\$127,600	\$108,700	\$147,900	\$100,700
TADJSP/SQFT		\$78.62	\$58.98	\$84.03	\$63.25
Total Adj Factors	\$15,600	\$31,800	\$34,000	\$34,300	\$31,900
Adjusted Sale Price		\$111,400	\$90,300	\$129,200	\$84,400
Comparable Estimate	\$100,000 (\$68.49/SFLA)				

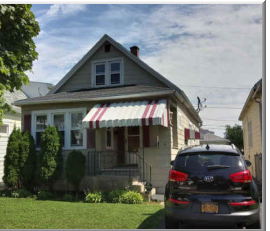
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-4-10	101.28-7-27	91.77-1-8	101.28-11-15	102.21-4-14
Owner	Conly, Robert	Ahmed, Tanveer	Hawkins, Aaron	Hodges, Taylor	Bobbitt, Joann
Address	2 Normandy Ave	25 Pine Ridge Ter	44 Loxley Rd	34 Olcott Pl	11 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	38 x 120	40 x 114	41 x 124	30 x 133	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1929 / 0	1946 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1112	1272	973	1056	972
2nd Sty Area	924	0	882	1056	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	2036	1917	1855	2112	1854
Att/Det Gar Sqft	396	252	665	756	324
Prior Land	\$8,400				
Prior Total	\$66,400				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$7,000	\$8,000
Sale Date		11/29/2018	2/7/2020	12/6/2018	7/5/2018
Sale Price		\$98,000	\$92,500	\$106,000	\$85,500
Time Adj Sale Price		\$104,100	\$93,300	\$112,000	\$93,000
TADJSP/SQFT		\$54.30	\$50.30	\$53.03	\$50.16
Total Adj Factors	\$38,900	\$32,100	\$36,100	\$40,200	\$34,300
Adjusted Sale Price		\$110,900	\$96,100	\$110,700	\$97,600
Comparable Estimate	\$101,000 (\$49.61/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-1-17	102.21-4-5	101.44-6-8	101.28-5-8	101.36-11-4.11	101.36-3-3
Owner	Karlinski, Richard V	Islam, Moynul	Kowal, Thomas E Jr	Frances Dugan, Andrew	McClure, Leon	Weaver, Leah T
Address	3 Normandy Ave	20 Pendennis Pl	54 Wildy Ave	36 David Ave	23 Villa Moraine Dr	42 Olcott 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 119	72 x 124	51 x 189	60 x 135	50 x 115	60 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	03 Split level	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1956 / 0	1955 / 0	1915 / 0	1970 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.0	2.0
Bedrooms	7	5	5	5	5	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 2	2 Crawl 0
1st Sty Area	1364	1560	1484	1624	2259	1209
2nd Sty Area	1168	1280	837	902	0	1200
Fin Bsmt/Fin Rec Rm	0 486	0 0	0 0	0 0	308 0	0 0
SFLA	2532	2840	2321	2717	2567	2409
Att/Det Gar Sqft	400	748	396	462		
Prior Land	\$8,900					
Prior Total	\$103,300					
Comp Land Estimate	\$9,000	\$13,000	\$12,000	\$12,000	\$10,000	\$12,000
Sale Date		12/28/2018	9/29/2020	9/16/2019	5/10/2019	1/21/2020
Sale Price		\$145,000	\$210,000	\$109,900	\$225,000	\$76,000
Time Adj Sale Price		\$153,200	\$210,000	\$112,500	\$233,300	\$76,800
TADJSP/SQFT		\$53.94	\$90.48	\$41.41	\$90.88	\$31.88
Total Adj Factors	\$90,900	\$83,800	\$87,500	\$48,100	\$138,500	\$9,000
Adjusted Sale Price		\$160,300	\$213,400	\$155,300	\$185,700	\$158,700
Comparable Estimate	\$175,000 (\$69.12/SFLA)					

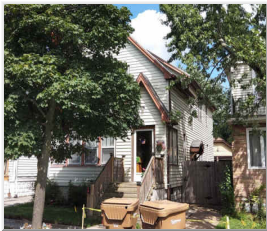
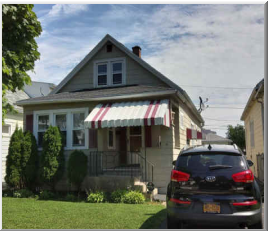
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-1-18	101.28-4-13	101.28-9-14	101.36-6-2	102.21-7-28
Owner	Chambers, Constance M	Jackson, Maqus R	Jamh WNY LLC	Gregoire, Todd C	Kardas, Christopher M
Address	7 Normandy Ave	407 Pine Ridge Rd	24 Bell St	9 Markus Dr	149 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 116	35 x 120	34 x 117	54 x 98	37 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 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 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	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1056	1130	1085	988	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	1056	1130	1085	988	940
Att/Det Gar Sqft	352	352	399	320	280
Prior Land	\$7,600				
Prior Total	\$71,800				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$9,000
Sale Date		5/13/2019	9/29/2020	7/18/2018	7/18/2018
Sale Price		\$106,000	\$95,000	\$100,000	\$80,000
Time Adj Sale Price		\$109,900	\$95,000	\$108,700	\$87,000
TADJSP/SQFT		\$97.26	\$87.56	\$110.02	\$92.55
Total Adj Factors	\$50,800	\$55,900	\$54,300	\$51,900	\$48,100
Adjusted Sale Price		\$104,800	\$91,500	\$107,600	\$89,700
Comparable Estimate	\$102,000 (\$96.59/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-4-9	101.28-7-27	91.77-1-8	102.21-4-14	102.21-5-15	101.28-3-13
Owner	Cardot, John	Ahmed, Tanveer	Hawkins, Aaron	Bobbitt, Joann	A & Z BD, Inc.	Rahman, MD Abdur
Address	8 Normandy Ave	25 Pine Ridge Ter	44 Loxley Rd	11 Loxley Rd	25 Pendennis Pl	17 Andrews 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	40 x 114	41 x 124	35 x 120	35 x 133	35 x 150
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1929 / 0	1929 / 0	1927 / 0	1913 / 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 No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1.5
Bedrooms	4	3	4	4	4	4
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	1044	1272	973	972	1007	1293
2nd Sty Area	880	0	882	882	902	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0	0 0
SFLA	1924	1917	1855	1854	1909	1843
Att/Det Gar Sqft	360	252	665	324	360	400
Prior Land	\$7,700					
Prior Total	\$68,000					
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$9,000	\$9,000
Sale Date		11/29/2018	2/7/2020	7/5/2018	1/17/2020	7/6/2018
Sale Price		\$98,000	\$92,500	\$85,500	\$85,000	\$100,000
Time Adj Sale Price		\$104,100	\$93,300	\$93,000	\$85,900	\$108,700
TADJSP/SQFT		\$54.30	\$50.30	\$50.16	\$45.00	\$58.98
Total Adj Factors	\$36,700	\$32,100	\$36,100	\$34,300	\$35,500	\$34,000
Adjusted Sale Price		\$108,700	\$93,900	\$95,400	\$87,100	\$111,400
Comparable Estimate	\$99,000 (\$51.46/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-1-19	91.77-1-3	102.21-2-24	90.76-3-21	101.36-1-4
Owner	Day Todd	Johnson, Teourialeir G	Sinclair, Jake P	Sarki, Subash	Parven, Farzana
Address	9 Normandy Ave	2501 Genesee St	19 Rowland Rd	22 Marne Rd	57 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 113	34 x 120	34 x 120	35 x 103	60 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1928 / 0	1930 / 0	1920 / 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 Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.3	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1050	1136	1023	1116	676
2nd Sty Area	0	0	0	0	702
Fin Bsmt/Fin Rec Rm	0 462	0 0	0 0	0 900	0 0
SFLA	1436	1494	1300	1451	1378
Att/Det Gar Sqft	400	216	266	280	308
Prior Land	\$7,400				
Prior Total	\$63,200				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		10/23/2020	4/4/2019	9/11/2020	8/9/2019
Sale Price		\$116,000	\$85,000	\$120,000	\$90,000
Time Adj Sale Price		\$116,000	\$88,400	\$120,000	\$92,400
TADJSP/SQFT		\$77.64	\$68.00	\$82.70	\$67.05
Total Adj Factors	\$32,400	\$29,200	\$27,600	\$33,800	\$57,300
Adjusted Sale Price		\$119,200	\$93,200	\$118,600	\$92,400
Comparable Estimate	\$110,000 (\$76.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-4-8	102.29-1-23	101.28-4-13	102.21-7-28	101.36-6-2
Owner	Harris, Jacob	Turchiarelli, Kevin	Jackson, Maqus R	Kardas, Christopher M	Gregoire, Todd C
Address	10 Normandy Ave	90 Markus Dr	407 Pine Ridge Rd	149 David Ave	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	50 x 100	35 x 120	37 x 135	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1950 / 0	1956 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	825	1130	940	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	832	825	1130	940	988
Att/Det Gar Sqft		460	352	280	320
Prior Land	\$7,700				
Prior Total	\$59,100				
Comp Land Estimate	\$8,000	\$9,000	\$8,000	\$9,000	\$10,000
Sale Date		9/24/2018	5/13/2019	7/18/2018	7/18/2018
Sale Price		\$103,000	\$106,000	\$80,000	\$100,000
Time Adj Sale Price		\$110,700	\$109,900	\$87,000	\$108,700
TADJSP/SQFT		\$134.18	\$97.26	\$92.55	\$110.02
Total Adj Factors	\$42,300	\$45,500	\$55,900	\$48,100	\$51,900
Adjusted Sale Price		\$107,500	\$96,300	\$81,200	\$99,100
Comparable Estimate	\$93,000 (\$111.78/SFLA)				\$83,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-1-20	102.21-6-62	91.77-1-3	91.77-3-14	90.76-5-36
Owner	Shabani, Byaombe	Huff, Anthony B	Johnson, Teourialeir G	Dierdorf, Justin	Perez, Hector E
Address	11 Normandy Ave	64 David Ave	2501 Genesee St	35 George Urban Blvd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 109	30 x 135	34 x 120	40 x 141	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1920 / 0	1934 / 0	1930 / 0	1941 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	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	2 / N	0 / N
Stories	2.0	2.0	1.3	2.0	1.5
Bedrooms	5	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1062	1001	1136	876	1100
2nd Sty Area	803	936	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0
SFLA	1865	1937	1494	1644	1678
Att/Det Gar Sqft	324	396	216	624	308
Prior Land	\$7,900				
Prior Total	\$102,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/19/2020	10/23/2020	11/21/2019	8/13/2020
Sale Price		\$137,000	\$116,000	\$146,500	\$116,000
Time Adj Sale Price		\$137,000	\$116,000	\$149,000	\$116,000
TADJSP/SQFT		\$70.73	\$77.64	\$90.63	\$69.13
Total Adj Factors	\$39,000	\$70,300	\$29,200	\$57,300	\$35,500
Adjusted Sale Price		\$105,700	\$125,800	\$130,700	\$119,500
Comparable Estimate	\$116,000 (\$62.2/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-4-7	101.28-7-27	91.77-1-8	102.21-4-14	101.28-3-13
Owner	Williams, Diana C	Ahmed, Tanveer	Hawkins, Aaron	Bobbitt, Joann	Rahman, MD Abdur
Address	12 Normandy Ave	25 Pine Ridge Ter	44 Loxley Rd	11 Loxley Rd	17 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	40 x 114	41 x 124	35 x 120	35 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1929 / 0	1929 / 0	1913 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	2.0	1.5
Bedrooms	4	3	4	4	4
Full/Half Baths	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
1st Sty Area	1050	1272	973	972	1293
2nd Sty Area	880	0	882	882	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1930	1917	1855	1854	1843
Att/Det Gar Sqft	342	252	665	324	400
Prior Land	\$7,700				
Prior Total	\$63,800				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		11/29/2018	2/7/2020	7/5/2018	7/6/2018
Sale Price		\$98,000	\$92,500	\$85,500	\$100,000
Time Adj Sale Price		\$104,100	\$93,300	\$93,000	\$108,700
TADJSP/SQFT		\$54.30	\$50.30	\$50.16	\$58.98
Total Adj Factors	\$32,400	\$32,100	\$36,100	\$34,300	\$34,000
Adjusted Sale Price		\$104,400	\$89,600	\$91,100	\$107,100
Comparable Estimate	\$95,000 (\$49.22/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-1-21	102.21-2-24	91.77-1-3	102.21-6-52	101.36-1-4	90.76-3-21
Owner	Lombardo, Suzanne R	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Parven, Farzana	Sarki, Subash
Address	15 Normandy Ave	19 Rowland Rd	2501 Genesee St	98 David Ave	57 Alpine Pl	22 Marne 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 105	34 x 120	34 x 120	50 x 135	60 x 112	35 x 103
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1932 / 0	1928 / 0	1930 / 0	1927 / 0	1920 / 0	1930 / 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	2 Hot air Yes	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	0 / N
Stories	1.3	1.3	1.3	1.0	2.0	1.3
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1056	1023	1136	1034	676	1116
2nd Sty Area	0	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 900
SFLA	1326	1300	1494	1034	1378	1451
Att/Det Gar Sqft	336	266	216	320	308	280
Prior Land	\$7,300					
Prior Total	\$57,700					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$11,000	\$8,000
Sale Date		4/4/2019	10/23/2020	7/27/2018	8/9/2019	9/11/2020
Sale Price		\$85,000	\$116,000	\$100,000	\$90,000	\$120,000
Time Adj Sale Price		\$88,400	\$116,000	\$108,700	\$92,400	\$120,000
TADJSP/SQFT		\$68.00	\$77.64	\$105.13	\$67.05	\$82.70
Total Adj Factors	\$29,500	\$27,600	\$29,200	\$27,400	\$32,400	\$33,800
Adjusted Sale Price		\$90,300	\$116,300	\$110,800	\$89,500	\$115,700
Comparable Estimate	\$105,000 (\$79.19/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-4-6	101.28-6-7	102.21-7-53	91.77-1-3	101.28-6-2	101.36-5-16
Owner	Holt, William	Wilson, Nadia T	Sims, Cassandra	Johnson, Teourialeir G	Martin, Andrew J	Peri, Gregory
Address	16 Normandy Ave	40 Parkedge Dr	50 Parkedge Dr	2501 Genesee St	17 David Ave	365 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	50 x 130	50 x 130	34 x 120	30 x 135	65 x 128
Building Style	05 Colonial	04 Cape cod	04 Cape cod	08 Old style	02 Raised ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1949 / 0	1950 / 0	1930 / 0	1988 / 0	1945 / 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	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.7	1.3	1.0	1.0
Bedrooms	3	4	3	4	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	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	794	916	812	1136	861	1374
2nd Sty Area	713	600	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	651 0	0 0
SFLA	1507	1516	1592	1494	1512	1374
Att/Det Gar Sqft	400	300	350	216		280
Prior Land	\$7,700					
Prior Total	\$91,300					
Comp Land Estimate	\$8,000	\$10,000	\$10,000	\$8,000	\$8,000	\$12,000
Sale Date		5/20/2019	7/30/2019	10/23/2020	7/31/2020	1/25/2019
Sale Price		\$113,000	\$102,000	\$116,000	\$120,800	\$98,000
Time Adj Sale Price		\$117,200	\$105,100	\$116,000	\$120,800	\$102,900
TADJSP/SQFT		\$77.31	\$66.02	\$77.64	\$79.89	\$74.89
Total Adj Factors	\$64,800	\$62,600	\$62,700	\$29,200	\$57,200	\$70,500
Adjusted Sale Price		\$119,400	\$107,200	\$151,600	\$128,400	\$97,200
Comparable Estimate	\$121,000 (\$80.29/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-4-5	102.21-2-24	91.77-1-3	90.76-3-21	101.36-1-4
Owner	Wood Michelle L	Sinclair, Jake P	Johnson, Teourialeir G	Sarki, Subash	Parven, Farzana
Address	18 Normandy Ave	19 Rowland Rd	2501 Genesee St	22 Marne Rd	57 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	35 x 103	60 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1928 / 0	1930 / 0	1930 / 0	1920 / 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 Yes	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	1.5	1.3	1.3	1.3	2.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1296	1023	1136	1116	676
2nd Sty Area	0	0	0	0	702
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 0
SFLA	1416	1300	1494	1451	1378
Att/Det Gar Sqft	240	266	216	280	308
Prior Land	\$7,700				
Prior Total	\$60,800				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$11,000
Sale Date		4/4/2019	10/23/2020	9/11/2020	8/9/2019
Sale Price		\$85,000	\$116,000	\$120,000	\$90,000
Time Adj Sale Price		\$88,400	\$116,000	\$120,000	\$92,400
TADJSP/SQFT		\$68.00	\$77.64	\$82.70	\$67.05
Total Adj Factors	\$30,300	\$27,600	\$29,200	\$33,800	\$57,300
Adjusted Sale Price		\$91,100	\$117,100	\$116,500	\$90,300
Comparable Estimate	\$107,000 (\$75.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-1-22	91.77-1-3	102.21-2-24	91.77-3-14	90.76-5-36
Owner	Hatten, Khadija	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Perez, Hector E
Address	19 Normandy Ave	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	38 x 103	34 x 120	34 x 120	40 x 141	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1928 / 0	1941 / 0	1930 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.5	1.3	1.3	2.0	1.3
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1050	1136	1023	876	1116
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 120	0 900
SFLA	1575	1494	1300	1644	1451
Att/Det Gar Sqft	324	216	266	624	280
Prior Land	\$7,700				
Prior Total	\$59,400				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	8/13/2020
Sale Price		\$116,000	\$85,000	\$146,500	\$116,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$116,000
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$69.13
Total Adj Factors	\$49,500	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$136,300	\$110,300	\$141,200	\$135,700
Comparable Estimate	\$131,000 (\$83.17/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-1-23	101.28-7-27	101.28-11-15	91.77-1-8	102.21-5-15	102.21-4-14
Owner	Cromwell, Charles C	Ahmed, Tanveer	Hodges, Taylor	Hawkins, Aaron	A & Z BD, Inc.	Bobbitt, Joann
Address	21 Normandy Ave	25 Pine Ridge Ter	34 Olcott Pl	44 Loxley Rd	25 Pendennis Pl	11 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	39 x 104	40 x 114	30 x 133	41 x 124	35 x 133	35 x 120
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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1946 / 0	1929 / 0	1927 / 0	1929 / 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	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	3	4	4	4	4
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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1114	1272	1056	973	1007	972
2nd Sty Area	880	0	1056	882	902	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	2131	1917	2112	1855	1909	1854
Att/Det Gar Sqft		324	252		756	665
Prior Land	\$7,900					
Prior Total	\$54,000					
Comp Land Estimate	\$8,000	\$9,000	\$7,000	\$9,000	\$9,000	\$8,000
Sale Date		11/29/2018	12/6/2018	2/7/2020	1/17/2020	7/5/2018
Sale Price		\$98,000	\$106,000	\$92,500	\$85,000	\$85,500
Time Adj Sale Price		\$104,100	\$112,000	\$93,300	\$85,900	\$93,000
TADJSP/SQFT		\$54.30	\$53.03	\$50.30	\$45.00	\$50.16
Total Adj Factors	\$27,000	\$32,100	\$40,200	\$36,100	\$35,500	\$34,300
Adjusted Sale Price		\$99,000	\$98,800	\$84,200	\$77,400	\$85,700
Comparable Estimate	\$89,000 (\$41.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-3.2	101.28-12-16	101.28-3-13	101.28-7-27	101.36-4-3
Owner	Petersdorf, Kenneth	Meah, Tipu	Rahman, MD Abdur	Ahmed, Tanveer	George, Asalmah
Address	2 Olcott Pl	47 Avery Pl	17 Andrews Ave	25 Pine Ridge Ter	7 Vera Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 58	30 x 103	35 x 150	40 x 114	45 x 113
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	06 Stucco	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1923 / 0	1930 / 0	1913 / 0	1927 / 0	1930 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.5
Bedrooms	4	6	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 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	966	880	1293	1272	1006
2nd Sty Area	798	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1764	1760	1843	1917	1623
Att/Det Gar Sqft		484	400	252	440
Prior Land	\$4,000				
Prior Total	\$24,400				
Comp Land Estimate	\$4,000	\$7,000	\$9,000	\$9,000	\$9,000
Sale Date		12/21/2018	7/6/2018	11/29/2018	8/17/2018
Sale Price		\$140,000	\$100,000	\$98,000	\$118,000
Time Adj Sale Price		\$147,900	\$108,700	\$104,100	\$127,600
TADJSP/SQFT		\$84.03	\$58.98	\$54.30	\$78.62
Total Adj Factors	\$28,100	\$34,300	\$34,000	\$32,100	\$31,800
Adjusted Sale Price		\$141,700	\$102,800	\$100,100	\$123,900
Comparable Estimate	\$113,000 (\$64.06/SFLA)				\$19,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-9-24	101.36-4-3	101.28-12-16	102.21-6-27	102.21-3-17	101.28-3-13
Owner	Henry, William L	George, Asalmah	Meah, Tipu	Griffin, Dajour	Eady, Aaron N	Rahman, MD Abdur
Address	5 Olcott Pl	7 Vera Ave	47 Avery Pl	125 Peach Tree Rd	15 Winkler Rd	17 Andrews 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	32 x 120	45 x 113	30 x 103	35 x 121	35 x 120	35 x 150
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1928 / 0	1930 / 0	1930 / 0	1927 / 0	1928 / 0	1913 / 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 No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.5
Bedrooms	3	4	6	4	3	4
Full/Half Baths	2 / 0	1 / 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	866	1006	880	1028	1078	1293
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1388	1623	1760	1592	1655	1843
Att/Det Gar Sqft	320	440	484	396	480	400
Prior Land	\$7,100					
Prior Total	\$39,500					
Comp Land Estimate	\$8,000	\$9,000	\$7,000	\$8,000	\$8,000	\$9,000
Sale Date		8/17/2018	12/21/2018	3/16/2020	7/27/2018	7/6/2018
Sale Price		\$118,000	\$140,000	\$100,000	\$90,552	\$100,000
Time Adj Sale Price		\$127,600	\$147,900	\$100,700	\$98,400	\$108,700
TADJSP/SQFT		\$78.62	\$84.03	\$63.25	\$59.46	\$58.98
Total Adj Factors	\$28,500	\$31,800	\$34,300	\$31,900	\$33,300	\$34,000
Adjusted Sale Price		\$124,300	\$142,100	\$97,300	\$93,600	\$103,200
Comparable Estimate	\$112,000 (\$80.69/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-11-4	101.36-3-1	102.21-6-52	101.36-3-11	101.36-1-4	102.21-2-24
Owner	Harvey, Allan D	Makelke, Amber	Arnold, Shai	Hollis, Conni A	Parven, Farzana	Sinclair, Jake P
Address	6 Olcott Pl	38 Olcott Pl	98 David Ave	82 Avery Pl	57 Alpine Pl	19 Rowland 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 102	30 x 132	50 x 135	26 x 71	60 x 112	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1955 / 0	1900 / 0	1927 / 0	1900 / 0	1920 / 0	1928 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 95	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm 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	0 / N
Stories	1.0	1.5	1.0	1.7	2.0	1.3
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	762	994	1034	680	676	1023
2nd Sty Area	0	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	762	1298	1034	1105	1378	1300
Att/Det Gar Sqft			320	200	308	266
Prior Land	\$6,100					
Prior Total	\$22,500					
Comp Land Estimate	\$7,000	\$7,000	\$11,000	\$5,000	\$11,000	\$8,000
Sale Date		6/29/2020	7/27/2018	3/14/2019	8/9/2019	4/4/2019
Sale Price		\$57,405	\$100,000	\$85,000	\$90,000	\$85,000
Time Adj Sale Price		\$57,500	\$108,700	\$88,700	\$92,400	\$88,400
TADJSP/SQFT		\$44.30	\$105.13	\$80.27	\$67.05	\$68.00
Total Adj Factors	(\$9,800)	(\$7,800)	\$27,400	\$3,200	\$32,400	\$27,600
Adjusted Sale Price		\$55,500	\$71,500	\$75,700	\$50,200	\$51,000
Comparable Estimate	\$61,000 (\$80.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-23	101.36-4-3	101.28-12-16	101.28-3-13	101.28-7-9
Owner	Aughtry, Terresa D	George, Asalmah	Meah, Tipu	Rahman, MD Abdur	Hanif, Mohammed
Address	7 Olcott Pl	7 Vera Ave	47 Avery Pl	17 Andrews Ave	384 Pine Ridge Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1
Land Size	34 x 40	45 x 113	30 x 103	35 x 150	55 x 128
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1901 / 0	1930 / 0	1930 / 0	1913 / 0	1902 / 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	2.0
Bedrooms	1	4	6	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1096	1006	880	1293	1190
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1673	1623	1760	1843	1886
Att/Det Gar Sqft		440	484	400	
Prior Land	\$13,700				
Prior Total	\$80,000				
Comp Land Estimate	\$1,000	\$9,000	\$7,000	\$9,000	\$11,000
Sale Date		8/17/2018	12/21/2018	7/6/2018	3/20/2020
Sale Price		\$118,000	\$140,000	\$100,000	\$85,000
Time Adj Sale Price		\$127,600	\$147,900	\$108,700	\$85,600
TADJSP/SQFT		\$78.62	\$84.03	\$58.98	\$45.39
Total Adj Factors	\$29,100	\$31,800	\$34,300	\$34,000	\$19,000
Adjusted Sale Price		\$124,900	\$142,700	\$103,800	\$95,700
Comparable Estimate	\$109,000 (\$65.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-23	101.36-4-3	101.28-12-16	101.28-3-13	101.28-7-9
Owner	Aughtry, Terresa D	George, Asalmah	Meah, Tipu	Rahman, MD Abdur	Hanif, Mohammed
Address	7 Olcott Pl	7 Vera Ave	47 Avery Pl	17 Andrews Ave	384 Pine Ridge Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	34 x 80	45 x 113	30 x 103	35 x 150	55 x 128
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1901 / 0	1930 / 0	1930 / 0	1913 / 0	1902 / 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	2.0
Bedrooms	4	4	6	4	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1096	1006	880	1293	1190
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1673	1623	1760	1843	1886
Att/Det Gar Sqft		440	484	400	
Prior Land	\$13,700				
Prior Total	\$80,000				
Comp Land Estimate	\$7,000	\$9,000	\$7,000	\$9,000	\$11,000
Sale Date		8/17/2018	12/21/2018	7/6/2018	3/20/2020
Sale Price		\$118,000	\$140,000	\$100,000	\$85,000
Time Adj Sale Price		\$127,600	\$147,900	\$108,700	\$85,600
TADJSP/SQFT		\$78.62	\$84.03	\$58.98	\$45.39
Total Adj Factors	\$31,300	\$31,800	\$34,300	\$34,000	\$19,000
Adjusted Sale Price		\$127,100	\$144,900	\$106,000	\$97,900
Comparable Estimate	\$111,000 (\$66.35/SFLA)				

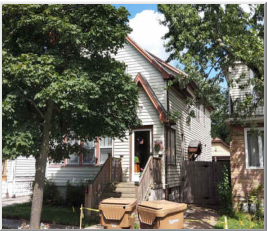
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-5	101.36-1-4	101.36-3-1	102.21-2-24	101.36-3-11
Owner	Griffin, Latasha M	Parven, Farzana	Makelke, Amber	Sinclair, Jake P	Hollis, Conni A
Address	8 Olcott Pl	57 Alpine Pl	38 Olcott Pl	19 Rowland Rd	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 102	60 x 112	30 x 132	34 x 120	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1917 / 0	1920 / 0	1900 / 0	1928 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	1.5	1.3	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	682	676	994	1023	680
2nd Sty Area	672	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1354	1378	1298	1300	1105
Att/Det Gar Sqft	400	308		266	200
Prior Land	\$6,100				
Prior Total	\$54,780				
Comp Land Estimate	\$7,000	\$11,000	\$7,000	\$8,000	\$5,000
Sale Date		8/9/2019	6/29/2020	4/4/2019	3/14/2019
Sale Price		\$90,000	\$57,405	\$85,000	\$85,000
Time Adj Sale Price		\$92,400	\$57,500	\$88,400	\$88,700
TADJSP/SQFT		\$67.05	\$44.30	\$68.00	\$80.27
Total Adj Factors	\$28,200	\$32,400	(\$7,800)	\$27,600	\$3,200
Adjusted Sale Price		\$88,200	\$93,500	\$89,000	\$113,700
Comparable Estimate	\$100,000 (\$73.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-22	101.36-3-11	101.36-1-4	102.21-2-24	102.21-6-52
Owner	Burnett, Dawn	Hollis, Conni A	Parven, Farzana	Sinclair, Jake P	Arnold, Shai
Address	9 Olcott Pl	82 Avery Pl	57 Alpine Pl	19 Rowland Rd	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	34 x 120	26 x 71	60 x 112	34 x 120	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1923 / 0	1900 / 0	1920 / 0	1928 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100
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	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	1.3	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	882	680	676	1023	1034
2nd Sty Area	0	0	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1158	1105	1378	1300	1034
Att/Det Gar Sqft	324	200	308	266	320
Prior Land	\$7,400				
Prior Total	\$53,100				
Comp Land Estimate	\$8,000	\$5,000	\$11,000	\$8,000	\$11,000
Sale Date		3/14/2019	8/9/2019	4/4/2019	7/27/2018
Sale Price		\$85,000	\$90,000	\$85,000	\$100,000
Time Adj Sale Price		\$88,700	\$92,400	\$88,400	\$108,700
TADJSP/SQFT		\$80.27	\$67.05	\$68.00	\$105.13
Total Adj Factors	\$27,100	\$3,200	\$32,400	\$27,600	\$27,400
Adjusted Sale Price		\$112,600	\$87,100	\$87,900	\$108,400
Comparable Estimate	\$98,000 (\$84.63/SFLA)				

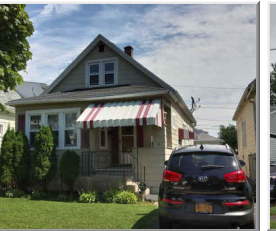


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-11-6	101.36-4-3	101.28-12-16	102.21-6-27	101.28-3-13	102.21-3-17
Owner	SM Property NY Inc	George, Asalmah	Meah, Tipu	Griffin, Dajour	Rahman, MD Abdur	Eady, Aaron N
Address	10 Olcott Pl	7 Vera Ave	47 Avery Pl	125 Peach Tree Rd	17 Andrews Ave	15 Winkler 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 102	45 x 113	30 x 103	35 x 121	35 x 150	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1930 / 0	1930 / 0	1927 / 0	1913 / 0	1928 / 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	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.5
Bedrooms	4	4	6	4	4	3
Full/Half Baths	2 / 0	1 / 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	966	1006	880	1028	1293	1078
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1449	1623	1760	1592	1843	1655
Att/Det Gar Sqft	324	440	484	396	400	480
Prior Land	\$6,100					
Prior Total	\$39,800					
Comp Land Estimate	\$7,000	\$9,000	\$7,000	\$8,000	\$9,000	\$8,000
Sale Date		8/17/2018	12/21/2018	3/16/2020	7/6/2018	7/27/2018
Sale Price		\$118,000	\$140,000	\$100,000	\$100,000	\$90,552
Time Adj Sale Price		\$127,600	\$147,900	\$100,700	\$108,700	\$98,400
TADJSP/SQFT		\$78.62	\$84.03	\$63.25	\$58.98	\$59.46
Total Adj Factors	\$26,400	\$31,800	\$34,300	\$31,900	\$34,000	\$33,300
Adjusted Sale Price		\$122,200	\$140,000	\$95,200	\$101,100	\$91,500
Comparable Estimate	\$110,000 (\$75.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-21	101.28-7-27	101.28-3-13	101.28-12-16	101.28-7-9
Owner	Bechmann, Richard A	Ahmed, Tanveer	Rahman, MD Abdur	Meah, Tipu	Hanif, Mohammed
Address	11 Olcott Pl	25 Pine Ridge Ter	17 Andrews Ave	47 Avery Pl	384 Pine Ridge Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	34 x 120	40 x 114	35 x 150	45 x 150	55 x 128
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	06 Stucco	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1913 / 0	1902 / 0	1880 / 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 95
Heat Type/Central Air	3 Hot wtr/strm No	2 Hot air No	3 Hot wtr/strm No	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	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1232	1272	1293	1190	1041
2nd Sty Area	0	0	0	0	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1922	1917	1843	1886	1902
Att/Det Gar Sqft	640	252	400	484	1,029
Prior Land	\$16,900				
Prior Total	\$76,200				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$11,000	\$11,000
Sale Date		11/29/2018	7/6/2018	3/20/2020	4/23/2019
Sale Price		\$98,000	\$100,000	\$85,000	\$78,000
Time Adj Sale Price		\$104,100	\$108,700	\$85,600	\$81,100
TADJSP/SQFT		\$54.30	\$58.98	\$45.39	\$42.64
Total Adj Factors	\$49,200	\$32,100	\$34,000	\$19,000	\$32,400
Adjusted Sale Price		\$121,200	\$123,900	\$115,800	\$97,900
Comparable Estimate	\$124,000 (\$64.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-7	102.21-6-62	90.76-5-36	101.36-1-4	91.77-1-3
Owner	Alford, Ruthetta L	Huff, Anthony B	Perez, Hector E	Parven, Farzana	Johnson, Teourialeir G
Address	12 Olcott Pl	64 David Ave	53 Preston Rd	57 Alpine Pl	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 102	30 x 135	35 x 103	60 x 112	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1934 / 0	1930 / 0	1920 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 No	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	1.3
Bedrooms	5	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	880	1001	1100	676	1136
2nd Sty Area	880	936	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1937	1678	1378	1494
Att/Det Gar Sqft	320	396	308	308	216
Prior Land	\$6,100				
Prior Total	\$59,760				
Comp Land Estimate	\$7,000	\$8,000	\$8,000	\$11,000	\$8,000
Sale Date		10/19/2020	8/13/2020	8/9/2019	10/23/2020
Sale Price		\$137,000	\$116,000	\$90,000	\$116,000
Time Adj Sale Price		\$137,000	\$116,000	\$92,400	\$116,000
TADJSP/SQFT		\$70.73	\$69.13	\$67.05	\$77.64
Total Adj Factors	\$25,900	\$70,300	\$35,500	\$32,400	\$29,200
Adjusted Sale Price		\$92,600	\$106,400	\$85,900	\$112,700
Comparable Estimate	\$103,000 (\$58.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-20	101.28-12-16	101.28-3-13	90.84-3-17	101.28-7-9
Owner	Equity Trust Company	Meah, Tipu	Rahman, MD Abdur	Hewitt, Jason	Hanif, Mohammed
Address	13 Olcott Pl	47 Avery Pl	17 Andrews Ave	39 Andrews Ave	384 Pine Ridge Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	34 x 120	30 x 103	35 x 150	45 x 150	55 x 128
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	02 Brick	06 Stucco	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1901 / 0	1930 / 0	1913 / 0	1902 / 0	1880 / 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 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	2.0
Bedrooms	4	6	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1128	880	1293	1190	1041
2nd Sty Area	0	880	0	0	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1760	1843	1886	1902
Att/Det Gar Sqft	360	484	400		1,029
Prior Land	\$7,400				
Prior Total	\$52,800				
Comp Land Estimate	\$8,000	\$7,000	\$9,000	\$11,000	\$11,000
Sale Date		12/21/2018	7/6/2018	3/20/2020	4/23/2019
Sale Price		\$140,000	\$100,000	\$85,000	\$78,000
Time Adj Sale Price		\$147,900	\$108,700	\$85,600	\$81,100
TADJSP/SQFT		\$84.03	\$58.98	\$45.39	\$42.64
Total Adj Factors	\$21,900	\$34,300	\$34,000	\$19,000	\$32,400
Adjusted Sale Price		\$135,500	\$96,600	\$88,500	\$70,600
Comparable Estimate	\$102,000 (\$57.95/SFLA)				

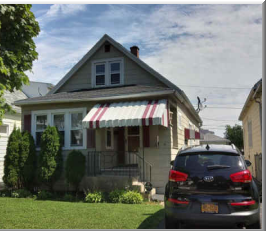
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-8	101.36-1-4	101.36-3-1	102.21-2-24	101.36-3-11
Owner	Coleman, Marcellus L	Parven, Farzana	Makelke, Amber	Sinclair, Jake P	Hollis, Conni A
Address	14 Olcott Pl	57 Alpine Pl	38 Olcott Pl	19 Rowland Rd	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 101	60 x 112	30 x 132	34 x 120	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1917 / 0	1920 / 0	1900 / 0	1928 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.3	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	916	676	994	1023	680
2nd Sty Area	0	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1351	1378	1298	1300	1105
Att/Det Gar Sqft		308		266	200
Prior Land	\$6,100				
Prior Total	\$51,460				
Comp Land Estimate	\$7,000	\$11,000	\$7,000	\$8,000	\$5,000
Sale Date		8/9/2019	6/29/2020	4/4/2019	3/14/2019
Sale Price		\$90,000	\$57,405	\$85,000	\$85,000
Time Adj Sale Price		\$92,400	\$57,500	\$88,400	\$88,700
TADJSP/SQFT		\$67.05	\$44.30	\$68.00	\$80.27
Total Adj Factors	\$24,300	\$32,400	(\$7,800)	\$27,600	\$3,200
Adjusted Sale Price		\$84,300	\$89,600	\$85,100	\$109,800
Comparable Estimate	\$96,000 (\$71.06/SFLA)				\$33,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-19	101.36-3-3	101.28-11-15	90.84-2-25	102.45-3-36
Owner	Coleman, Marcellus L	Weaver, Leah T	Hodges, Taylor	Creative 786 Corporatio	Franasiak, Daniel
Address	15 Olcott Pl	42 Olcott Pl	34 Olcott Pl	56 Andrews Ave	119 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	34 x 120	60 x 130	30 x 133	60 x 204	40 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1917 / 0	1946 / 0	1894 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 No	3 Hot wtr/stm No	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	6	6	4	5	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1196	1209	1056	1300	1214
2nd Sty Area	1196	1200	1056	340	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2392	2409	2112	2240	2407
Att/Det Gar Sqft	620		756		360
Prior Land	\$7,400				
Prior Total	\$78,700				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$14,000	\$8,000
Sale Date		1/21/2020	12/6/2018	5/1/2019	4/3/2020
Sale Price		\$76,000	\$106,000	\$95,000	\$157,500
Time Adj Sale Price		\$76,800	\$112,000	\$98,500	\$158,300
TADJSP/SQFT		\$31.88	\$53.03	\$43.97	\$65.77
Total Adj Factors	\$51,100	\$9,000	\$40,200	\$37,000	\$41,300
Adjusted Sale Price		\$118,900	\$122,900	\$112,600	\$168,100
Comparable Estimate	\$128,000 (\$53.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-9	101.36-3-3	90.84-2-25	101.28-11-15	102.45-3-36
Owner	Wasinger, Raymond J	Weaver, Leah T	Creative 786 Corporatio	Hodges, Taylor	Frances Dugan, Andrew
Address	16 Olcott Pl	42 Olcott Pl	56 Andrews Ave	34 Olcott Pl	36 David Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 101	60 x 130	60 x 204	30 x 133	60 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1896 / 0	1917 / 0	1894 / 0	1946 / 0	1915 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	2.0
Bedrooms	5	6	5	4	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1552	1209	1300	1056	1624
2nd Sty Area	0	1200	340	1056	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2397	2409	2240	2112	2717
Att/Det Gar Sqft				756	462
Prior Land	\$6,100				
Prior Total	\$56,700				
Comp Land Estimate	\$7,000	\$12,000	\$14,000	\$7,000	\$12,000
Sale Date		1/21/2020	5/1/2019	12/6/2018	9/16/2019
Sale Price		\$76,000	\$95,000	\$106,000	\$109,900
Time Adj Sale Price		\$76,800	\$98,500	\$112,000	\$112,500
TADJSP/SQFT		\$31.88	\$43.97	\$53.03	\$41.41
Total Adj Factors	\$37,400	\$9,000	\$37,000	\$40,200	\$48,100
Adjusted Sale Price		\$105,200	\$98,900	\$109,200	\$101,800
Comparable Estimate	\$114,000 (\$47.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-18	101.28-12-16	101.36-4-3	101.28-3-13	101.28-7-27
Owner	Tupchik, Viktor	Meah, Tipu	George, Asalmah	Rahman, MD Abdur	Ahmed, Tanveer
Address	17 Olcott Pl	47 Avery Pl	7 Vera Ave	17 Andrews Ave	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	32 x 120	30 x 103	45 x 113	35 x 150	40 x 114
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	06 Stucco	04 Composition
Year Built/Eff Yr Built	1924 / 0	1930 / 0	1930 / 0	1913 / 0	1927 / 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 No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5
Bedrooms	4	6	4	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	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	1106	880	1006	1293	1272
2nd Sty Area	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1711	1760	1623	1843	1917
Att/Det Gar Sqft	324	484	440	400	252
Prior Land	\$7,100				
Prior Total	\$51,200				
Comp Land Estimate	\$8,000	\$7,000	\$9,000	\$9,000	\$9,000
					\$8,000
Sale Date		12/21/2018	8/17/2018	7/6/2018	11/29/2018
Sale Price		\$140,000	\$118,000	\$100,000	\$98,000
Time Adj Sale Price		\$147,900	\$127,600	\$108,700	\$104,100
TADJSP/SQFT		\$84.03	\$78.62	\$58.98	\$54.30
					\$59.46
Total Adj Factors	\$29,700	\$34,300	\$31,800	\$34,000	\$32,100
Adjusted Sale Price		\$143,300	\$125,500	\$104,400	\$101,700
					\$33,300
Comparable Estimate	\$114,000 (\$66.63/SFLA)				\$94,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-10	101.36-1-4	101.36-3-1	90.76-5-36	90.76-3-21
Owner	Richardson, Tiffany	Parven, Farzana	Makelke, Amber	Perez, Hector E	Sarki, Subash
Address	18 Olcott Pl	57 Alpine Pl	38 Olcott Pl	53 Preston Rd	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 101	60 x 112	30 x 132	35 x 103	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1906 / 0	1920 / 0	1900 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	2.0	1.5	1.3	1.3
Bedrooms	5	3	3	4	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	987	676	994	1136	1116
2nd Sty Area	0	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 900
SFLA	1603	1378	1298	1494	1451
Att/Det Gar Sqft		308		216	280
Prior Land	\$6,100				
Prior Total	\$59,760				
Comp Land Estimate	\$7,000	\$11,000	\$7,000	\$8,000	\$8,000
Sale Date		8/9/2019	6/29/2020	10/23/2020	8/13/2020
Sale Price		\$90,000	\$57,405	\$116,000	\$116,000
Time Adj Sale Price		\$92,400	\$57,500	\$116,000	\$116,000
TADJSP/SQFT		\$67.05	\$44.30	\$77.64	\$69.13
Total Adj Factors	\$33,600	\$32,400	(\$7,800)	\$29,200	\$33,800
Adjusted Sale Price		\$93,600	\$98,900	\$120,400	\$119,800
Comparable Estimate	\$109,000 (\$68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-11	101.36-1-4	101.36-3-1	101.36-3-11	102.21-2-24
Owner	Dahlke, William A	Parven, Farzana	Makelke, Amber	Hollis, Conni A	Sinclair, Jake P
Address	20 Olcott Pl	57 Alpine Pl	38 Olcott Pl	82 Avery Pl	19 Rowland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 101	60 x 112	30 x 132	26 x 71	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1905 / 0	1920 / 0	1900 / 0	1900 / 0	1928 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.7	1.3
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	960	676	994	680	1023
2nd Sty Area	0	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 900
SFLA	1406	1378	1298	1105	1300
Att/Det Gar Sqft	440	308		200	266
Prior Land	\$10,200				
Prior Total	\$45,650				
Comp Land Estimate	\$10,000	\$11,000	\$7,000	\$5,000	\$8,000
Sale Date		8/9/2019	6/29/2020	3/14/2019	4/4/2019
Sale Price		\$90,000	\$57,405	\$85,000	\$85,000
Time Adj Sale Price		\$92,400	\$57,500	\$88,700	\$88,400
TADJSP/SQFT		\$67.05	\$44.30	\$80.27	\$68.00
Total Adj Factors	\$16,400	\$32,400	(\$7,800)	\$3,200	\$27,600
Adjusted Sale Price		\$76,400	\$81,700	\$101,900	\$77,200
Comparable Estimate	\$88,000 (\$62.59/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-10-26	101.36-4-3	101.28-12-16	102.21-3-17	101.28-7-27	101.28-3-13
Owner	Tupchik, Viktor	George, Asalmah	Meah, Tipu	Eady, Aaron N	Ahmed, Tanveer	Rahman, MD Abdur
Address	23 Olcott Pl	7 Vera Ave	47 Avery Pl	15 Winkler Rd	25 Pine Ridge Ter	17 Andrews 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	38 x 120	45 x 113	30 x 103	35 x 120	40 x 114	35 x 150
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	02 Brick	03 Alum/vinyl	04 Composition	06 Stucco
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1930 / 0	1928 / 0	1927 / 0	1913 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.5
Bedrooms	4	4	6	3	3	4
Full/Half Baths	2 / 0	1 / 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	1120	1006	880	1078	1272	1293
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1670	1623	1760	1655	1917	1843
Att/Det Gar Sqft	400	440	484	480	252	400
Prior Land	\$8,400					
Prior Total	\$35,800					
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$8,000	\$9,000	\$9,000
Sale Date		8/17/2018	12/21/2018	7/27/2018	11/29/2018	7/6/2018
Sale Price		\$118,000	\$140,000	\$90,552	\$98,000	\$100,000
Time Adj Sale Price		\$127,600	\$147,900	\$98,400	\$104,100	\$108,700
TADJSP/SQFT		\$78.62	\$84.03	\$59.46	\$54.30	\$58.98
Total Adj Factors	\$17,400	\$31,800	\$34,300	\$33,300	\$32,100	\$34,000
Adjusted Sale Price		\$113,200	\$131,000	\$82,500	\$89,400	\$92,100
Comparable Estimate	\$102,000 (\$61.08/SFLA)					

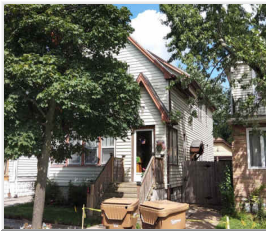
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-12	101.36-1-4	101.36-3-1	90.76-5-36	101.36-3-11
Owner	Myers, David	Parven, Farzana	Makelke, Amber	Perez, Hector E	Hollis, Conni A
Address	24 Olcott Pl	57 Alpine Pl	38 Olcott Pl	53 Preston Rd	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 100	60 x 112	30 x 132	35 x 103	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1904 / 0	1920 / 0	1900 / 0	1930 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1196	676	994	1136	680
2nd Sty Area	0	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1603	1378	1298	1494	1105
Att/Det Gar Sqft	280	308		216	200
Prior Land	\$10,000				
Prior Total	\$53,120				
Comp Land Estimate	\$10,000	\$11,000	\$7,000	\$8,000	\$5,000
Sale Date		8/9/2019	6/29/2020	10/23/2020	3/14/2019
Sale Price		\$90,000	\$57,405	\$116,000	\$85,000
Time Adj Sale Price		\$92,400	\$57,500	\$116,000	\$88,700
TADJSP/SQFT		\$67.05	\$44.30	\$77.64	\$80.27
Total Adj Factors	\$20,000	\$32,400	(\$7,800)	\$29,200	\$3,200
Adjusted Sale Price		\$80,000	\$85,300	\$106,800	\$105,500
Comparable Estimate	\$96,000 (\$59.89/SFLA)				



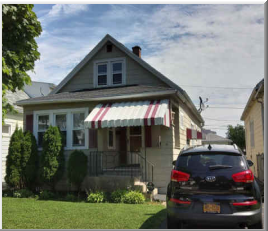
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-10-25	101.36-3-3	101.28-11-15	101.36-11-4.11	101.44-6-8
Owner	Emaar USA Inc	Weaver, Leah T	Hodges, Taylor	McClure, Leon	Kowal, Thomas E Jr
Address	27 Olcott Pl	42 Olcott Pl	34 Olcott Pl	23 Villa Moraine Dr	54 Wildy Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	39 x 120	60 x 130	30 x 133	50 x 115	51 x 189
Building Style	12 Duplex	08 Old style	08 Old style	03 Split level	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1917 / 0	1946 / 0	1970 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	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	1 / N	0 / N
Stories	2.0	2.0	2.0	1.0	2.0
Bedrooms	4	6	4	5	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 2	4 Full 0
1st Sty Area	1208	1209	1056	2259	1484
2nd Sty Area	1176	1200	1056	0	837
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	308 0	0 0
SFLA	2384	2409	2112	2567	2321
Att/Det Gar Sqft	528		756	396	
Prior Land	\$8,500				
Prior Total	\$101,400				
Comp Land Estimate	\$9,000	\$12,000	\$7,000	\$10,000	\$12,000
					\$14,000
Sale Date		1/21/2020	12/6/2018	5/10/2019	9/29/2020
Sale Price		\$76,000	\$106,000	\$225,000	\$210,000
Time Adj Sale Price		\$76,800	\$112,000	\$233,300	\$210,000
TADJSP/SQFT		\$31.88	\$53.03	\$90.88	\$90.48
					\$43.97
Total Adj Factors	\$84,300	\$9,000	\$40,200	\$138,500	\$87,500
Adjusted Sale Price		\$152,100	\$156,100	\$179,100	\$206,800
					\$37,000
Comparable Estimate	\$168,000 (\$70.47/SFLA)				\$145,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-13	101.36-1-4	102.21-2-24	101.36-3-1	90.76-2-50
Owner	Brooks, Jeanita S	Parven, Farzana	Sinclair, Jake P	Makelke, Amber	Hollis, Conni A
Address	28 Olcott Pl	57 Alpine Pl	19 Rowland Rd	38 Olcott Pl	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 100	60 x 112	34 x 120	30 x 132	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1920 / 0	1928 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.5	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	990	676	1023	994	1014
2nd Sty Area	0	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1287	1378	1300	1298	1105
Att/Det Gar Sqft	280	308	266	200	180
Prior Land	\$6,000				
Prior Total	\$56,000				
Comp Land Estimate	\$6,000	\$11,000	\$8,000	\$7,000	\$5,000
Sale Date		8/9/2019	4/4/2019	6/29/2020	3/14/2019
Sale Price		\$90,000	\$85,000	\$57,405	\$85,000
Time Adj Sale Price		\$92,400	\$88,400	\$57,500	\$88,700
TADJSP/SQFT		\$67.05	\$68.00	\$44.30	\$80.27
Total Adj Factors	\$28,500	\$32,400	\$27,600	(\$7,800)	\$3,200
Adjusted Sale Price		\$88,500	\$89,300	\$93,800	\$114,000
Comparable Estimate	\$95,000 (\$73.82/SFLA)				\$29,500

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-11-14	101.36-1-4	101.36-3-1	101.36-3-11	90.76-3-21	102.21-2-24
Owner	Leone, Steven B	Parven, Farzana	Makelke, Amber	Hollis, Conni A	Sarki, Subash	Sinclair, Jake P
Address	30 Olcott Pl	57 Alpine Pl	38 Olcott Pl	82 Avery Pl	22 Marne Rd	19 Rowland 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 134	60 x 112	30 x 132	26 x 71	35 x 103	34 x 120
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	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1909 / 0	1920 / 0	1900 / 0	1900 / 0	1930 / 0	1928 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 95	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	1.5	1.7	1.3	1.3
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1100	676	994	680	1116	1023
2nd Sty Area	0	702	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 900	0 0
SFLA	1430	1378	1298	1105	1451	1300
Att/Det Gar Sqft		324	308	200	280	266
Prior Land	\$11,600					
Prior Total	\$51,460					
Comp Land Estimate	\$12,000	\$11,000	\$7,000	\$5,000	\$8,000	\$8,000
Sale Date		8/9/2019	6/29/2020	3/14/2019	9/11/2020	4/4/2019
Sale Price		\$90,000	\$57,405	\$85,000	\$120,000	\$85,000
Time Adj Sale Price		\$92,400	\$57,500	\$88,700	\$120,000	\$88,400
TADJSP/SQFT		\$67.05	\$44.30	\$80.27	\$82.70	\$68.00
Total Adj Factors	\$18,900	\$32,400	(\$7,800)	\$3,200	\$33,800	\$27,600
Adjusted Sale Price		\$78,900	\$84,200	\$104,400	\$105,100	\$79,700
Comparable Estimate	\$90,000 (\$62.94/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-10-24	102.21-2-16	102.21-6-62	102.21-7-53	101.28-6-7
Owner	Barreto, Celena	Eastman, Robert J	Huff, Anthony B	Sims, Cassandra	Wilson, Nadia T
Address	33 Olcott Pl	8 Winkler Rd	64 David Ave	50 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	39 x 120	34 x 120	30 x 135	50 x 130	50 x 130
Building Style	13 Bungalow	13 Bungalow	08 Old style	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1926 / 0	1928 / 0	1934 / 0	1950 / 0	1930 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	2.0	1.7	1.5
Bedrooms	4	2	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 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	1145	968	1001	812	1100
2nd Sty Area	0	0	936	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 968	0 0	0 0	0 0
SFLA	1777	968	1937	1592	1678
Att/Det Gar Sqft	352	180	396	350	308
Prior Land	\$8,500				
Prior Total	\$75,500				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		6/19/2020	10/19/2020	7/30/2019	8/13/2020
Sale Price		\$138,000	\$137,000	\$102,000	\$116,000
Time Adj Sale Price		\$138,200	\$137,000	\$105,100	\$116,000
TADJSP/SQFT		\$142.77	\$70.73	\$66.02	\$69.13
Total Adj Factors	\$64,200	\$44,800	\$70,300	\$62,700	\$35,500
Adjusted Sale Price		\$157,600	\$130,900	\$106,600	\$144,700
Comparable Estimate	\$132,000 (\$74.28/SFLA)				

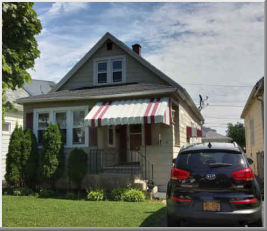
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-15	101.28-11-15	101.28-7-27	101.36-3-3	101.28-12-16
Owner	Hodges, Taylor	Hodges, Taylor	Ahmed, Tanveer	Weaver, Leah T	Meah, Tipu
Address	34 Olcott Pl	34 Olcott Pl	25 Pine Ridge Ter	42 Olcott Pl	47 Avery Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 133	30 x 133	40 x 114	60 x 130	30 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1946 / 0	1946 / 0	1927 / 0	1917 / 0	1930 / 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 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	2.0	2.0
Bedrooms	4	4	3	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1056	1056	1272	1209	880
2nd Sty Area	1056	1056	0	1200	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2112	2112	1917	2409	1760
Att/Det Gar Sqft	756	756	252		484
Prior Land	\$6,900				
Prior Total	\$59,400				
Comp Land Estimate	\$7,000	\$7,000	\$9,000	\$12,000	\$7,000
Sale Date		12/6/2018	11/29/2018	1/21/2020	12/21/2018
Sale Price		\$106,000	\$98,000	\$76,000	\$140,000
Time Adj Sale Price		\$112,000	\$104,100	\$76,800	\$147,900
TADJSP/SQFT		\$53.03	\$54.30	\$31.88	\$84.03
Total Adj Factors	\$57,100	\$40,200	\$32,100	\$9,000	\$34,300
Adjusted Sale Price		\$128,900	\$129,100	\$124,900	\$170,700
Comparable Estimate	\$141,000 (\$66.76/SFLA)				

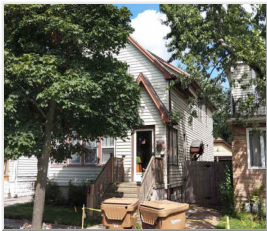
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-10-23	101.36-1-4	102.21-2-24	101.36-3-1	101.36-3-11
Owner	DiPietro, Corrado D	Parven, Farzana	Sinclair, Jake P	Makelke, Amber	Hollis, Conni A
Address	35 Olcott Pl	57 Alpine Pl	19 Rowland Rd	38 Olcott Pl	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	37 x 120	60 x 112	34 x 120	30 x 132	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1920 / 0	1928 / 0	1900 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	908	676	1023	994	680
2nd Sty Area	0	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1349	1378	1300	1298	1105
Att/Det Gar Sqft	440	308	266	200	216
Prior Land	\$8,200				
Prior Total	\$58,500				
Comp Land Estimate	\$9,000	\$11,000	\$8,000	\$7,000	\$5,000
Sale Date		8/9/2019	4/4/2019	6/29/2020	3/14/2019
Sale Price		\$90,000	\$85,000	\$57,405	\$85,000
Time Adj Sale Price		\$92,400	\$88,400	\$57,500	\$88,700
TADJSP/SQFT		\$67.05	\$68.00	\$44.30	\$80.27
Total Adj Factors	\$30,300	\$32,400	\$27,600	(\$7,800)	\$3,200
Adjusted Sale Price		\$90,300	\$91,100	\$95,600	\$115,800
Comparable Estimate	\$102,000 (\$75.61/SFLA)				\$29,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-11-16	101.36-1-4	91.77-1-3	101.36-3-1	101.36-3-11
Owner	Cilnyk, Peter M	Parven, Farzana	Johnson, Teourialeir G	Makelke, Amber	Hollis, Conni A
Address	36 Olcott Pl	57 Alpine Pl	2501 Genesee St	38 Olcott Pl	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 133	60 x 112	34 x 120	30 x 132	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1917 / 0	1920 / 0	1930 / 0	1900 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.7
Bedrooms	4	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	792	676	1136	994	680
2nd Sty Area	582	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1505	1378	1494	1298	1105
Att/Det Gar Sqft	324	308	216	280	200
Prior Land	\$6,900				
Prior Total	\$52,290				
Comp Land Estimate	\$7,000	\$11,000	\$8,000	\$7,000	\$5,000
Sale Date		8/9/2019	10/23/2020	6/29/2020	3/14/2019
Sale Price		\$90,000	\$116,000	\$57,405	\$85,000
Time Adj Sale Price		\$92,400	\$116,000	\$57,500	\$88,700
TADJSP/SQFT		\$67.05	\$77.64	\$44.30	\$80.27
Total Adj Factors	\$19,200	\$32,400	\$29,200	(\$7,800)	\$3,200
Adjusted Sale Price		\$79,200	\$106,000	\$84,500	\$104,700
Comparable Estimate	\$96,000 (\$63.79/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-10-22	101.36-1-4	91.77-1-3	90.76-3-21	102.21-2-24	101.36-3-1
Owner	Rash, JoAnn	Parven, Farzana	Johnson, Teourialeir G	Sarki, Subash	Sinclair, Jake P	Makelke, Amber
Address	37 Olcott Pl	57 Alpine Pl	2501 Genesee St	22 Marne Rd	19 Rowland Rd	38 Olcott Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	37 x 120	60 x 112	34 x 120	35 x 103	34 x 120	30 x 132
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	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1926 / 0	1920 / 0	1930 / 0	1930 / 0	1928 / 0	1900 / 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	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.3	1.3	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 0	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	2 Crawl 0
1st Sty Area	952	676	1136	1116	1023	994
2nd Sty Area	0	702	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 0	0 0
SFLA	1529	1378	1494	1451	1300	1298
Att/Det Gar Sqft	560	308	216	280	266	
Prior Land	\$8,200					
Prior Total	\$61,000					
Comp Land Estimate	\$9,000	\$11,000	\$8,000	\$8,000	\$8,000	\$7,000
Sale Date		8/9/2019	10/23/2020	9/11/2020	4/4/2019	6/29/2020
Sale Price		\$90,000	\$116,000	\$120,000	\$85,000	\$57,405
Time Adj Sale Price		\$92,400	\$116,000	\$120,000	\$88,400	\$57,500
TADJSP/SQFT		\$67.05	\$77.64	\$82.70	\$68.00	\$44.30
Total Adj Factors	\$34,900	\$32,400	\$29,200	\$33,800	\$27,600	(\$7,800)
Adjusted Sale Price		\$94,900	\$121,700	\$121,100	\$95,700	\$100,200
Comparable Estimate	\$107,000 (\$69.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-1	101.36-3-1	101.36-3-11	102.21-2-24	90.76-2-50
Owner	Makelke, Amber	Makelke, Amber	Hollis, Conni A	Sinclair, Jake P	Weeks, Atiya B
Address	38 Olcott Pl	38 Olcott Pl	82 Avery Pl	19 Rowland Rd	73 Eggert Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 132	30 x 132	26 x 71	60 x 112	35 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1900 / 0	1920 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 95	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm 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	1.7	2.0	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	994	994	680	676	1023
2nd Sty Area	0	0	0	702	1014
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1298	1298	1105	1378	1284
Att/Det Gar Sqft			200	308	266
Prior Land	\$6,900				
Prior Total	\$47,310				
Comp Land Estimate	\$7,000	\$7,000	\$5,000	\$11,000	\$8,000
Sale Date		6/29/2020	3/14/2019	8/9/2019	4/4/2019
Sale Price		\$57,405	\$85,000	\$90,000	\$85,000
Time Adj Sale Price		\$57,500	\$88,700	\$92,400	\$88,400
TADJSP/SQFT		\$44.30	\$80.27	\$67.05	\$68.00
Total Adj Factors	(\$7,800)	(\$7,800)	\$3,200	\$32,400	\$27,600
Adjusted Sale Price		\$57,500	\$77,700	\$52,200	\$53,000
Comparable Estimate	\$59,000 (\$45.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-10-21	102.21-6-62	101.36-1-4	90.76-5-36	91.77-1-3
Owner	Blue, Willie L Jr	Huff, Anthony B	Parven, Farzana	Perez, Hector E	Johnson, Teourialeir G
Address	39 Olcott Pl	64 David Ave	57 Alpine Pl	53 Preston Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	38 x 70	30 x 135	60 x 112	35 x 103	34 x 120
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	02 Brick	04 Composition
Year Built/Eff Yr Built	1910 / 0	1934 / 0	1920 / 0	1930 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.3
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1040	1001	676	1100	1136
2nd Sty Area	1000	936	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2040	1937	1378	1678	1494
Att/Det Gar Sqft		396	308	308	216
Prior Land	\$8,400				
Prior Total	\$65,570				
Comp Land Estimate	\$7,000	\$8,000	\$11,000	\$8,000	\$8,000
Sale Date		10/19/2020	8/9/2019	8/13/2020	10/23/2020
Sale Price		\$137,000	\$90,000	\$116,000	\$116,000
Time Adj Sale Price		\$137,000	\$92,400	\$116,000	\$116,000
TADJSP/SQFT		\$70.73	\$67.05	\$69.13	\$77.64
Total Adj Factors	\$37,400	\$70,300	\$32,400	\$35,500	\$29,200
Adjusted Sale Price		\$104,100	\$97,400	\$117,900	\$124,200
Comparable Estimate	\$109,000 (\$53.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-2	101.36-1-4	90.76-5-36	101.36-3-1	102.45-3-25
Owner	Thurnherr, John J	Parven, Farzana	Perez, Hector E	Makelke, Amber	Mahmood, Elizabeth M
Address	40 Olcott Pl	57 Alpine Pl	53 Preston Rd	38 Olcott Pl	85 Hedwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 132	60 x 112	35 x 103	30 x 132	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	01 Wood
Year Built/Eff Yr Built	1910 / 0	1920 / 0	1930 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	2.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1024	676	1100	994	875
2nd Sty Area	0	702	0	0	770
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1664	1378	1678	1298	1645
Att/Det Gar Sqft		308	308		
Prior Land	\$6,900				
Prior Total	\$48,970				
Comp Land Estimate	\$7,000	\$11,000	\$8,000	\$7,000	\$8,000
Sale Date		8/9/2019	8/13/2020	6/29/2020	12/3/2019
Sale Price		\$90,000	\$116,000	\$57,405	\$100,000
Time Adj Sale Price		\$92,400	\$116,000	\$57,500	\$101,300
TADJSP/SQFT		\$67.05	\$69.13	\$44.30	\$61.58
Total Adj Factors	\$8,100	\$32,400	\$35,500	(\$7,800)	\$29,200
Adjusted Sale Price		\$68,100	\$88,600	\$73,400	\$80,200
Comparable Estimate	\$81,000 (\$48.68/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-3	101.36-3-3	102.45-3-36	90.84-2-25	101.52-3-5
Owner	Winter Forest Homes LI	Weaver, Leah T	Hodges, Taylor	Franasiak, Daniel	Creative 786 Corporatic
Address	42 Olcott Pl	42 Olcott Pl	34 Olcott Pl	119 Hedwig Ave	56 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 130	60 x 130	30 x 133	40 x 104	60 x 204
Building 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	04 Composition
Year Built/Eff Yr Built	1917 / 0	1917 / 0	1946 / 0	1927 / 0	1894 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	5
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1209	1209	1056	1214	1300
2nd Sty Area	1200	1200	1056	1193	340
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2409	2409	2112	2407	2240
Att/Det Gar Sqft			756	360	
Prior Land	\$11,500				
Prior Total	\$51,300				
Comp Land Estimate	\$12,000	\$12,000	\$7,000	\$8,000	\$14,000
Sale Date		1/21/2020	12/6/2018	4/3/2020	5/1/2019
Sale Price		\$76,000	\$106,000	\$157,500	\$95,000
Time Adj Sale Price		\$76,800	\$112,000	\$158,300	\$98,500
TADJSP/SQFT		\$31.88	\$53.03	\$65.77	\$43.97
Total Adj Factors	\$28,300	\$9,000	\$40,200	\$41,300	\$37,000
Adjusted Sale Price		\$96,100	\$100,100	\$145,300	\$89,800
Comparable Estimate	\$111,000 (\$46.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-4-29	101.36-1-4	90.76-5-36	102.45-3-25	91.77-1-3
Owner	Rabb, Marsha Ann	Parven, Farzana	Perez, Hector E	Mahmood, Elizabeth M	Johnson, Teourialeir G
Address	43 Olcott Pl	57 Alpine Pl	53 Preston Rd	85 Hedwig Ave	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	33 x 120	60 x 112	35 x 103	30 x 104	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	04 Composition
Year Built/Eff Yr Built	1923 / 0	1920 / 0	1930 / 0	1927 / 0	1930 / 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	2.0	1.3
Bedrooms	5	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	676	1100	875	1136
2nd Sty Area	0	702	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1651	1378	1678	1645	1494
Att/Det Gar Sqft		308	308		216
Prior Land	\$7,300				
Prior Total	\$63,800				
Comp Land Estimate	\$8,000	\$11,000	\$8,000	\$7,000	\$8,000
Sale Date		8/9/2019	8/13/2020	12/3/2019	10/23/2020
Sale Price		\$90,000	\$116,000	\$100,000	\$116,000
Time Adj Sale Price		\$92,400	\$116,000	\$101,300	\$116,000
TADJSP/SQFT		\$67.05	\$69.13	\$61.58	\$77.64
Total Adj Factors	\$31,500	\$32,400	\$35,500	\$29,200	\$57,300
Adjusted Sale Price		\$91,500	\$112,000	\$103,600	\$123,200
Comparable Estimate	\$110,000 (\$66.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-4-28	101.36-3-1	101.36-1-4	91.77-1-3	90.76-3-21
Owner	Roberts, Trevor A	Makelke, Amber	Parven, Farzana	Johnson, Teourialeir G	Sarki, Subash
Address	45 Olcott Pl	38 Olcott Pl	57 Alpine Pl	2501 Genesee St	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	32 x 120	30 x 132	60 x 112	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1900 / 0	1920 / 0	1930 / 0	1928 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm 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	1.5	2.0	1.3	1.3
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1045	994	676	1136	1116
2nd Sty Area	0	0	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1551	1298	1378	1494	1451
Att/Det Gar Sqft	580		308	216	280
Prior Land	\$7,100				
Prior Total	\$43,990				
Comp Land Estimate	\$8,000	\$7,000	\$11,000	\$8,000	\$8,000
Sale Date		6/29/2020	8/9/2019	10/23/2020	9/11/2020
Sale Price		\$57,405	\$90,000	\$116,000	\$120,000
Time Adj Sale Price		\$57,500	\$92,400	\$116,000	\$120,000
TADJSP/SQFT		\$44.30	\$67.05	\$77.64	\$82.70
Total Adj Factors	\$11,300	(\$7,800)	\$32,400	\$29,200	\$33,800
Adjusted Sale Price		\$76,600	\$71,300	\$98,100	\$97,500
Comparable Estimate	\$83,000 (\$53.51/SFLA)				

Subject

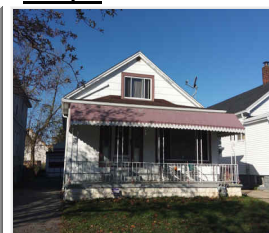
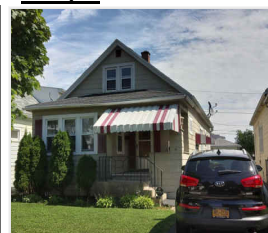
Comp 1

Comp 2

Comp 3

Comp 4

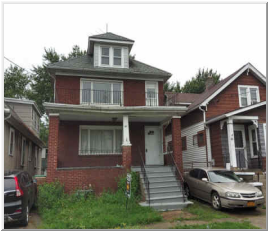
Comp 5



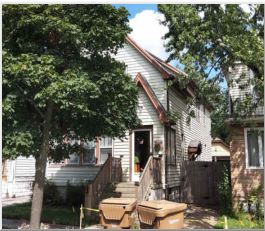
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Print Key	101.36-3-4	101.36-1-4	101.36-3-1	102.21-2-24	90.76-3-21	101.36-3-11
Owner	McMaster, Patricia	Parven, Farzana	Makelke, Amber	Sinclair, Jake P	Sarki, Subash	Hollis, Conni A
Address	46 Olcott Pl	57 Alpine Pl	38 Olcott Pl	19 Rowland Rd	22 Marne Rd	82 Avery Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 130	60 x 112	30 x 132	34 x 120	35 x 103	26 x 71
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1925 / 0	1920 / 0	1900 / 0	1928 / 0	1930 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	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	1.5	2.0	1.5	1.3	1.3	1.7
Bedrooms	5	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1020	676	994	1023	1116	680
2nd Sty Area	0	702	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 900	0 0
SFLA	1432	1378	1298	1300	1451	1105
Att/Det Gar Sqft	528	308		266	280	200
Prior Land	\$6,900					
Prior Total	\$58,100					
Comp Land Estimate	\$7,000	\$11,000	\$7,000	\$8,000	\$8,000	\$5,000
Sale Date		8/9/2019	6/29/2020	4/4/2019	9/11/2020	3/14/2019
Sale Price		\$90,000	\$57,405	\$85,000	\$120,000	\$85,000
Time Adj Sale Price		\$92,400	\$57,500	\$88,400	\$120,000	\$88,700
TADJSP/SQFT		\$67.05	\$44.30	\$68.00	\$82.70	\$80.27
Total Adj Factors	\$30,200	\$32,400	(\$7,800)	\$27,600	\$33,800	\$3,200
Adjusted Sale Price		\$90,200	\$95,500	\$91,000	\$116,400	\$115,700
Comparable Estimate	\$102,000 (\$71.23/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-4-27	101.36-15-6	102.29-1-36	102.21-7-52	102.21-7-40	101.36-14-17
Owner	Cooper, Timothy P	Hill, Jacqueline Elise	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Al-Obaidi, Khulood J
Address	47 Olcott Pl	91 Alpine Pl	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	88 Alpine Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	51 x 101	50 x 100	50 x 130	50 x 130	51 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	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1956 / 0	1950 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	783	946	957	720	860	975
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	1175	1183	1174	1080	1250	1463
Att/Det Gar Sqft	280	300	384	308	280	280
Prior Land	\$9,700					
Prior Total	\$67,200					
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		3/28/2019	10/19/2018	3/26/2020	9/12/2019	5/13/2019
Sale Price		\$110,000	\$98,000	\$112,500	\$120,000	\$110,000
Time Adj Sale Price		\$114,800	\$104,700	\$113,300	\$122,800	\$114,100
TADJSP/SQFT		\$97.04	\$89.18	\$104.91	\$98.24	\$77.99
Total Adj Factors	\$51,000	\$59,500	\$49,400	\$46,200	\$53,800	\$58,000
Adjusted Sale Price		\$106,300	\$106,300	\$118,100	\$120,000	\$107,100
Comparable Estimate	\$112,000 (\$95.32/SFLA)					

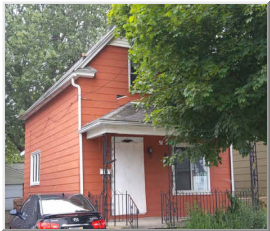
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-5	101.28-3-13	101.28-12-16	101.28-7-27	101.28-7-9
Owner	Toledo, John E Jr	Rahman, MD Abdur	Meah, Tipu	Ahmed, Tanveer	Hanif, Mohammed
Address	48 Olcott Pl	17 Andrews Ave	47 Avery Pl	25 Pine Ridge Ter	39 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 129	35 x 150	30 x 103	40 x 114	45 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	06 Stucco	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1913 / 0	1930 / 0	1927 / 0	1902 / 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/strm No	3 Hot wtr/strm 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
Stories	1.5	1.5	2.0	1.5	2.0
Bedrooms	5	4	6	3	4
Full/Half Baths	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	2 Crawl 0
1st Sty Area	1210	1293	880	1272	1190
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1856	1843	1760	1917	1886
Att/Det Gar Sqft	468	400	484	252	1,029
Prior Land	\$6,900				
Prior Total	\$57,200				
Comp Land Estimate	\$7,000	\$9,000	\$7,000	\$9,000	\$11,000
Sale Date		7/6/2018	12/21/2018	11/29/2018	3/20/2020
Sale Price		\$100,000	\$140,000	\$98,000	\$85,000
Time Adj Sale Price		\$108,700	\$147,900	\$104,100	\$85,600
TADJSP/SQFT		\$58.98	\$84.03	\$54.30	\$45.39
Total Adj Factors	\$34,900	\$34,000	\$34,300	\$32,100	\$19,000
Adjusted Sale Price		\$109,600	\$148,500	\$106,900	\$101,500
Comparable Estimate	\$110,000 (\$59.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-4-26	101.36-14-17	101.28-6-7	101.36-15-6	102.29-1-36
Owner	Watkins, Kimberly Y	Al-Obaidi, Khulood J	Wilson, Nadia T	Hill, Jacqueline Elise	Lian, Lal Hmun
Address	49 Olcott Pl	88 Alpine Pl	40 Parkedge Dr	91 Alpine Pl	38 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	48 x 120	51 x 100	50 x 130	51 x 101	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1956 / 0	1949 / 0	1955 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	1.5	1.7
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	866	975	916	946	957
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1379	1463	1516	1183	1174
Att/Det Gar Sqft	280	280	300	300	384
Prior Land	\$9,700				
Prior Total	\$60,500				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$9,000	\$10,000
Sale Date		5/13/2019	5/20/2019	3/28/2019	10/19/2018
Sale Price		\$110,000	\$113,000	\$110,000	\$98,000
Time Adj Sale Price		\$114,100	\$117,200	\$114,800	\$104,700
TADJSP/SQFT		\$77.99	\$77.31	\$97.04	\$89.18
Total Adj Factors	\$55,200	\$58,000	\$62,600	\$59,500	\$62,700
Adjusted Sale Price		\$111,300	\$109,800	\$110,500	\$97,600
Comparable Estimate	\$108,000 (\$78.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-6	102.21-6-62	101.36-1-4	90.76-5-36	102.45-3-25
Owner	Solis, Arivanamariena	Huff, Anthony B	Parven, Farzana	Perez, Hector E	Mahmood, Elizabeth M
Address	50 Olcott Pl	64 David Ave	57 Alpine Pl	53 Preston Rd	85 Hedwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 129	30 x 135	60 x 112	35 x 103	30 x 104
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	02 Brick	01 Wood
Year Built/Eff Yr Built	1918 / 0	1934 / 0	1920 / 0	1930 / 0	1927 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	2.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1250	1001	676	1100	875
2nd Sty Area	0	936	702	0	770
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1844	1937	1378	1678	1645
Att/Det Gar Sqft	528	396	308	308	216
Prior Land	\$6,900				
Prior Total	\$56,440				
Comp Land Estimate	\$7,000	\$8,000	\$11,000	\$8,000	\$7,000
Sale Date		10/19/2020	8/9/2019	8/13/2020	12/3/2019
Sale Price		\$137,000	\$90,000	\$116,000	\$100,000
Time Adj Sale Price		\$137,000	\$92,400	\$116,000	\$101,300
TADJSP/SQFT		\$70.73	\$67.05	\$69.13	\$61.58
Total Adj Factors	\$20,500	\$70,300	\$32,400	\$35,500	\$29,200
Adjusted Sale Price		\$87,200	\$80,500	\$101,000	\$92,600
Comparable Estimate	\$94,000 (\$50.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-4-25	101.28-7-9	101.28-7-27	90.84-3-17	101.28-3-13	101.28-12-16
Owner	Owens, Marius	Hanif, Mohammed	Ahmed, Tanveer	Hewitt, Jason	Rahman, MD Abdur	Meah, Tipu
Address	51 Olcott Pl	384 Pine Ridge Rd	25 Pine Ridge Ter	39 Andrews Ave	17 Andrews Ave	47 Avery 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	55 x 128	40 x 114	45 x 150	35 x 150	30 x 103
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	01 Wood	04 Composition	03 Alum/vinyl	06 Stucco	02 Brick
Year Built/Eff Yr Built	1897 / 0	1880 / 0	1927 / 0	1902 / 0	1913 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	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	3 Hot wtr/stm 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	1.5	1.5	1.5	2.0
Bedrooms	4	4	3	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	992	1041	1272	1190	1293	880
2nd Sty Area	946	861	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1938	1902	1917	1886	1843	1760
Att/Det Gar Sqft	609	1,029	252		400	484
Prior Land	\$11,600					
Prior Total	\$72,000					
Comp Land Estimate	\$12,000	\$11,000	\$9,000	\$11,000	\$9,000	\$7,000
Sale Date		4/23/2019	11/29/2018	3/20/2020	7/6/2018	12/21/2018
Sale Price		\$78,000	\$98,000	\$85,000	\$100,000	\$140,000
Time Adj Sale Price		\$81,100	\$104,100	\$85,600	\$108,700	\$147,900
TADJSP/SQFT		\$42.64	\$54.30	\$45.39	\$58.98	\$84.03
Total Adj Factors	\$45,200	\$32,400	\$32,100	\$19,000	\$34,000	\$34,300
Adjusted Sale Price		\$93,900	\$117,200	\$111,800	\$119,900	\$158,800
Comparable Estimate	\$120,000 (\$61.92/SFLA)					

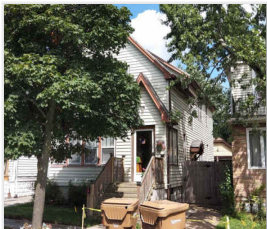
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-7	101.36-3-11	102.21-6-52	101.36-1-4	101.36-3-1
Owner	BENLIC	Hollis, Conni A	Arnold, Shai	Parven, Farzana	Makelke, Amber
Address	52 Olcott Pl	82 Avery Pl	98 David Ave	57 Alpine Pl	38 Olcott Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 129	26 x 71	50 x 135	60 x 112	30 x 132
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1910 / 0	1900 / 0	1927 / 0	1920 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.0	2.0	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	768	680	1034	676	994
2nd Sty Area	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	956	1105	1034	1378	1298
Att/Det Gar Sqft		200	320	308	
Prior Land	\$6,900				
Prior Total	\$35,100				
Comp Land Estimate	\$7,000	\$5,000	\$11,000	\$11,000	\$7,000
Sale Date		3/14/2019	7/27/2018	8/9/2019	6/29/2020
Sale Price		\$85,000	\$100,000	\$90,000	\$57,405
Time Adj Sale Price		\$88,700	\$108,700	\$92,400	\$57,500
TADJSP/SQFT		\$80.27	\$105.13	\$67.05	\$44.30
Total Adj Factors	\$4,800	\$3,200	\$27,400	\$32,400	(\$7,800)
Adjusted Sale Price		\$90,300	\$86,100	\$64,800	\$70,100
Comparable Estimate	\$75,000 (\$78.45/SFLA)				

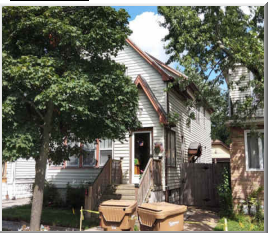
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-8	101.36-3-11	102.21-6-52	101.36-1-4	101.36-3-1
Owner	Vespa, Jillian Marie	Hollis, Conni A	Arnold, Shai	Parven, Farzana	Makelke, Amber
Address	54 Olcott Pl	82 Avery Pl	98 David Ave	57 Alpine Pl	38 Olcott Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 129	26 x 71	50 x 135	60 x 112	30 x 132
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1926 / 0	1900 / 0	1927 / 0	1920 / 0	1900 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.0	2.0	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	840	680	1034	676	994
2nd Sty Area	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1028	1105	1034	1378	1298
Att/Det Gar Sqft	360	200	320	308	266
Prior Land	\$6,900				
Prior Total	\$32,300				
Comp Land Estimate	\$7,000	\$5,000	\$11,000	\$11,000	\$7,000
Sale Date		3/14/2019	7/27/2018	8/9/2019	6/29/2020
Sale Price		\$85,000	\$100,000	\$90,000	\$57,405
Time Adj Sale Price		\$88,700	\$108,700	\$92,400	\$57,500
TADJSP/SQFT		\$80.27	\$105.13	\$67.05	\$44.30
Total Adj Factors	\$3,900	\$3,200	\$27,400	\$32,400	(\$7,800)
Adjusted Sale Price		\$89,400	\$85,200	\$63,900	\$69,200
Comparable Estimate	\$74,000 (\$71.98/SFLA)				\$27,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-3-9	101.36-3-3	101.28-11-15	101.52-3-5	90.84-2-25	102.45-1-4
Owner	Lee, Medria	Weaver, Leah T	Hodges, Taylor	Bird House Holdings LL	Creative 786 Corporatic	Rudolph, Ayesha S
Address	56 Olcott Pl	42 Olcott Pl	34 Olcott Pl	122 Haller Ave	56 Andrews Ave	146 Woodell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 128	60 x 130	30 x 133	30 x 102	60 x 204	30 x 104
Building Style	08 Old 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1918 / 0	1917 / 0	1946 / 0	1920 / 0	1894 / 0	1918 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	5	6	4	6	5	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1274	1209	1056	1175	1300	1144
2nd Sty Area	800	1200	1056	1099	340	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2274	2409	2112	2274	2240	2134
Att/Det Gar Sqft		504		756		342
Prior Land	\$6,800					
Prior Total	\$60,100					
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$7,000	\$14,000	\$7,000
Sale Date		1/21/2020	12/6/2018	2/6/2020	5/1/2019	11/19/2019
Sale Price		\$76,000	\$106,000	\$129,000	\$95,000	\$131,000
Time Adj Sale Price		\$76,800	\$112,000	\$130,100	\$98,500	\$133,200
TADJSP/SQFT		\$31.88	\$53.03	\$57.21	\$43.97	\$62.42
Total Adj Factors	\$36,500	\$9,000	\$40,200	\$35,700	\$37,000	\$36,500
Adjusted Sale Price		\$104,300	\$108,300	\$130,900	\$98,000	\$133,200
Comparable Estimate	\$115,000 (\$50.57/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-3-10	101.36-3-11	101.36-1-4	101.36-3-1	101.60-5-37
Owner	AXA Property Inc	Hollis, Conni A	Parven, Farzana	Makelke, Amber	Canales, Nephtaly
Address	58 Olcott Pl	82 Avery Pl	57 Alpine Pl	38 Olcott Pl	53 Hoerner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 128	26 x 71	60 x 112	30 x 132	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1915 / 0	1900 / 0	1920 / 0	1900 / 0	1915 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	908	680	676	994	1023
2nd Sty Area	0	0	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1194	1105	1378	1298	1300
Att/Det Gar Sqft		200	308		266
Prior Land	\$6,800				
Prior Total	\$41,700				
Comp Land Estimate	\$7,000	\$5,000	\$11,000	\$7,000	\$8,000
Sale Date		3/14/2019	8/9/2019	6/29/2020	4/4/2019
Sale Price		\$85,000	\$90,000	\$57,405	\$85,000
Time Adj Sale Price		\$88,700	\$92,400	\$57,500	\$88,400
TADJSP/SQFT		\$80.27	\$67.05	\$44.30	\$68.00
Total Adj Factors	\$18,600	\$3,200	\$32,400	(\$7,800)	\$27,600
Adjusted Sale Price		\$104,100	\$78,600	\$83,900	\$79,400
Comparable Estimate	\$86,000 (\$72.03/SFLA)				\$85,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-11-1	102.21-6-62	101.36-1-4	102.45-3-25	101.36-3-11
Owner	Mc Kissack Diane M	Huff, Anthony B	Parven, Farzana	Mahmood, Elizabeth M	Hollis, Conni A
Address	62 Olcott Pl	64 David Ave	57 Alpine Pl	85 Hedwig Ave	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 128	30 x 135	60 x 112	35 x 103	26 x 71
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	01 Wood	04 Composition
Year Built/Eff Yr Built	1907 / 0	1934 / 0	1920 / 0	1930 / 0	1900 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm 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	1.7
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1071	1001	676	1100	680
2nd Sty Area	840	936	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1911	1937	1378	1678	1105
Att/Det Gar Sqft	468	396	308	308	200
Prior Land	\$6,800				
Prior Total	\$54,800				
Comp Land Estimate	\$7,000	\$8,000	\$11,000	\$8,000	\$5,000
Sale Date		10/19/2020	8/9/2019	12/3/2019	3/14/2019
Sale Price		\$137,000	\$90,000	\$100,000	\$85,000
Time Adj Sale Price		\$137,000	\$92,400	\$101,300	\$88,700
TADJSP/SQFT		\$70.73	\$67.05	\$69.13	\$80.27
Total Adj Factors	\$23,200	\$70,300	\$32,400	\$35,500	\$3,200
Adjusted Sale Price		\$89,900	\$83,200	\$103,700	\$108,700
Comparable Estimate	\$96,000 (\$50.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-11-2.1	101.36-1-4	102.21-6-62	102.45-3-25	102.53-2-9
Owner	Hosking, Allen F	Parven, Farzana	Huff, Anthony B	Mahmood, Elizabeth M	Mazid, Anamul
Address	66 Olcott Pl	57 Alpine Pl	64 David Ave	85 Hedwig Ave	38 Hedwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	42 x 137	60 x 112	30 x 135	30 x 104	30 x 104
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1934 / 0	1927 / 0	1927 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	5	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	964	676	1001	875	1012
2nd Sty Area	820	702	936	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1784	1378	1937	1645	1644
Att/Det Gar Sqft	816	308	396	308	240
Prior Land	\$9,700				
Prior Total	\$51,460				
Comp Land Estimate	\$10,000	\$11,000	\$8,000	\$7,000	\$8,000
Sale Date		8/9/2019	10/19/2020	12/3/2019	8/31/2020
Sale Price		\$90,000	\$137,000	\$100,000	\$121,000
Time Adj Sale Price		\$92,400	\$137,000	\$101,300	\$121,000
TADJSP/SQFT		\$67.05	\$70.73	\$61.58	\$69.13
Total Adj Factors	\$13,400	\$32,400	\$70,300	\$29,200	\$32,500
Adjusted Sale Price		\$73,400	\$80,100	\$85,500	\$93,900
Comparable Estimate	\$87,000 (\$48.77/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-5-2	101.28-6-7	102.21-7-53	102.29-1-36	101.36-14-17	102.21-7-40
Owner	Morrison Tony	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun	Al-Obaidi, Khulood J	Gebremariam, Shitaye /
Address	13 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	88 Alpine Pl	114 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	51 x 100	50 x 130
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	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1949 / 0	1950 / 0	1956 / 0	1956 / 0	1950 / 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	2 Hot air Yes	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	1.5	2.0	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	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	1020	916	812	957	975	860
2nd Sty Area	0	600	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0	0 0
SFLA	1410	1516	1592	1174	1463	1250
Att/Det Gar Sqft	240	300	350	384	280	280
Prior Land	\$10,300					
Prior Total	\$79,400					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$9,000	\$10,000
Sale Date		5/20/2019	7/30/2019	10/19/2018	5/13/2019	9/12/2019
Sale Price		\$113,000	\$102,000	\$98,000	\$110,000	\$120,000
Time Adj Sale Price		\$117,200	\$105,100	\$104,700	\$114,100	\$122,800
TADJSP/SQFT		\$77.31	\$66.02	\$89.18	\$77.99	\$98.24
Total Adj Factors	\$56,000	\$62,600	\$62,700	\$49,400	\$58,000	\$53,800
Adjusted Sale Price		\$110,600	\$98,400	\$111,300	\$112,100	\$125,000
Comparable Estimate	\$111,000 (\$78.72/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-6-12	102.21-7-52	102.29-1-36	102.21-7-40	102.37-3-25
Owner	Edmunds, Dawn	Dedrick, Cullen	Lian, Lal Hmun	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	16 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	55 x 125
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	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	860	720	957	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1020	1080	1174	1250	1086
Att/Det Gar Sqft	240	308	384	280	294
Prior Land	\$10,300				
Prior Total	\$62,300				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	10/31/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$100,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$106,900
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$105.32
Total Adj Factors	\$44,500	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$111,600	\$99,800	\$113,500	\$93,300
Comparable Estimate	\$106,000 (\$103.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-3	102.29-1-36	102.21-7-52	102.21-7-40	101.36-15-6
Owner	Speaker Kenneth W	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Hill, Jacqueline Elise
Address	17 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	91 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1956 / 0	1950 / 0	1950 / 0	1955 / 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 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	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 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	820	957	720	860	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 0	0 0	0 0
SFLA	1210	1174	1080	1250	1183
Att/Det Gar Sqft	576	384	308	280	300
Prior Land	\$10,300				
Prior Total	\$76,200				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	3/28/2019
Sale Price		\$98,000	\$112,500	\$120,000	\$110,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$114,800
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$97.04
Total Adj Factors	\$54,000	\$49,400	\$46,200	\$53,800	\$59,500
Adjusted Sale Price		\$109,300	\$121,100	\$123,000	\$109,300
Comparable Estimate	\$114,000 (\$94.21/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-6-11	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7
Owner	Shannon, Lucy	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T
Address	20 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1956 / 0	1950 / 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	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	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 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	842	860	957	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 450
SFLA	1263	1250	1174	1080	1516
Att/Det Gar Sqft	392	280	384	308	300
Prior Land	\$10,300				
Prior Total	\$73,800				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31
Total Adj Factors	\$46,600	\$53,800	\$49,400	\$46,200	\$62,600
Adjusted Sale Price		\$115,600	\$101,900	\$113,700	\$101,200
Comparable Estimate	\$104,000 (\$82.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-4	102.29-1-36	101.28-6-7	102.21-7-40	102.21-7-52
Owner	Nash Annette	Lian, Lal Hmun	Wilson, Nadia T	Gebremariam, Shitaye /	Dedrick, Cullen
Address	23 Parkedge Dr	38 Markus Dr	40 Parkedge Dr	114 Parkedge Dr	56 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 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 No	2 Hot air No	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	2.0	1.5	1.7
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 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	916	957	916	860	720
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1332	1174	1516	1250	1080
Att/Det Gar Sqft	280	384	300	280	308
Prior Land	\$10,300				
Prior Total	\$77,900				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2018	5/20/2019	9/12/2019	3/26/2020
Sale Price		\$98,000	\$113,000	\$120,000	\$112,500
Time Adj Sale Price		\$104,700	\$117,200	\$122,800	\$113,300
TADJSP/SQFT		\$89.18	\$77.31	\$98.24	\$104.91
Total Adj Factors	\$54,500	\$49,400	\$62,600	\$53,800	\$46,200
Adjusted Sale Price		\$109,800	\$109,100	\$123,500	\$121,600
Comparable Estimate	\$112,000 (\$84.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-6-10	102.21-7-52	102.29-1-36	102.21-7-40	102.37-3-25
Owner	Jones, Lola	Dedrick, Cullen	Lian, Lal Hmun	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	24 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	55 x 125
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	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	812	720	957	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	812	1080	1174	1250	1086
Att/Det Gar Sqft	308	308	384	280	294
Prior Land	\$10,300				
Prior Total	\$52,400				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	10/31/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$100,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$106,900
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$105.32
Total Adj Factors	\$37,800	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$104,900	\$93,100	\$106,800	\$86,600
Comparable Estimate	\$99,000 (\$121.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-5	101.28-6-7	102.21-7-53	102.29-1-36	102.21-7-40
Owner	Richter, Christine E	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun	Gebremariam, Shitaye /
Address	29 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	50 x 130
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1949 / 0	1950 / 0	1956 / 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 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
Stories	1.7	2.0	1.7	1.5	1.5
Bedrooms	2	4	3	3	3
Full/Half Baths	1 / 1	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	916	812	957	860
2nd Sty Area	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0
SFLA	1397	1516	1592	1174	1250
Att/Det Gar Sqft	280	300	350	384	280
Prior Land	\$10,300				
Prior Total	\$82,100				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		5/20/2019	7/30/2019	10/19/2018	9/12/2019
Sale Price		\$113,000	\$102,000	\$98,000	\$120,000
Time Adj Sale Price		\$117,200	\$105,100	\$104,700	\$122,800
TADJSP/SQFT		\$77.31	\$66.02	\$89.18	\$98.24
Total Adj Factors	\$57,000	\$62,600	\$62,700	\$49,400	\$53,800
Adjusted Sale Price		\$111,600	\$99,400	\$112,300	\$126,000
Comparable Estimate	\$112,000 (\$80.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-6-9	101.28-6-7	102.21-7-53	102.21-7-40	101.36-14-17
Owner	Numan-Ali Azhar A	Wilson, Nadia T	Sims, Cassandra	Gebremariam, Shitaye A	Al-Obaidi, Khulood J
Address	30 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	114 Parkedge Dr	88 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	51 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	02 Brick
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1950 / 0	1950 / 0	1956 / 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	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
Stories	1.5	2.0	1.7	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 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	952	916	812	860	957
2nd Sty Area	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0
SFLA	1428	1516	1592	1250	1174
Att/Det Gar Sqft	496	300	350	280	384
Prior Land	\$10,300				
Prior Total	\$82,000				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		5/20/2019	7/30/2019	9/12/2019	10/19/2018
Sale Price		\$113,000	\$102,000	\$120,000	\$98,000
Time Adj Sale Price		\$117,200	\$105,100	\$122,800	\$104,700
TADJSP/SQFT		\$77.31	\$66.02	\$98.24	\$89.18
Total Adj Factors	\$59,700	\$62,600	\$62,700	\$53,800	\$49,400
Adjusted Sale Price		\$114,300	\$102,100	\$128,700	\$115,000
Comparable Estimate	\$115,000 (\$80.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-6-8	101.28-6-7	102.21-7-53	102.21-7-40	101.36-14-17
Owner	Greiner Elaine M	Wilson, Nadia T	Sims, Cassandra	Gebremariam, Shitaye /	Al-Obaidi, Khulood J
Address	34 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	114 Parkedge Dr	88 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	51 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	02 Brick
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1950 / 0	1950 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	1.5	1.5
Bedrooms	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 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	916	812	860	957
2nd Sty Area	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0
SFLA	1421	1516	1592	1250	1174
Att/Det Gar Sqft	280	300	350	280	384
Prior Land	\$10,300				
Prior Total	\$79,800				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		5/20/2019	7/30/2019	9/12/2019	10/19/2018
Sale Price		\$113,000	\$102,000	\$120,000	\$98,000
Time Adj Sale Price		\$117,200	\$105,100	\$122,800	\$104,700
TADJSP/SQFT		\$77.31	\$66.02	\$98.24	\$89.18
Total Adj Factors	\$59,100	\$62,600	\$62,700	\$53,800	\$49,400
Adjusted Sale Price		\$113,700	\$101,500	\$128,100	\$115,200
Comparable Estimate	\$115,000 (\$80.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-5-6	102.29-1-36	102.21-7-52	102.21-7-40	101.28-6-7
Owner	Floren, Dennis P	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Wilson, Nadia T
Address	35 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1956 / 0	1950 / 0	1950 / 0	1955 / 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 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	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	957	720	860	946
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1202	1174	1080	1250	1183
Att/Det Gar Sqft	352	384	308	280	300
Prior Land	\$10,300				
Prior Total	\$73,700				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	5/20/2019
Sale Price		\$98,000	\$112,500	\$120,000	\$113,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$117,200
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$77.31
Total Adj Factors	\$50,400	\$49,400	\$46,200	\$53,800	\$59,500
Adjusted Sale Price		\$105,700	\$117,500	\$119,400	\$105,700
Comparable Estimate	\$111,000 (\$92.35/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-5-7	101.28-6-7	102.29-1-36	102.21-7-53	102.21-7-40	102.21-7-52
Owner	Cendrowski James A Jr	Wilson, Nadia T	Lian, Lal Hmun	Sims, Cassandra	Gebremariam, Shitaye /	Dedrick, Cullen
Address	39 Parkedge Dr	40 Parkedge Dr	38 Markus Dr	50 Parkedge Dr	114 Parkedge Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1949 / 0	1956 / 0	1950 / 0	1950 / 0	1950 / 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	2 Hot air Yes	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	1.5	2.0	1.5	1.7	1.5	1.5
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	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	920	916	957	812	860	720
2nd Sty Area	0	600	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0	0 0
SFLA	1380	1516	1174	1592	1250	1080
Att/Det Gar Sqft	286	300	384	350	280	308
Prior Land	\$10,300					
Prior Total	\$84,800					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		5/20/2019	10/19/2018	7/30/2019	9/12/2019	3/26/2020
Sale Price		\$113,000	\$98,000	\$102,000	\$120,000	\$112,500
Time Adj Sale Price		\$117,200	\$104,700	\$105,100	\$122,800	\$113,300
TADJSP/SQFT		\$77.31	\$89.18	\$66.02	\$98.24	\$104.91
Total Adj Factors	\$55,500	\$62,600	\$49,400	\$62,700	\$53,800	\$46,200
Adjusted Sale Price		\$110,100	\$110,800	\$97,900	\$124,500	\$122,600
Comparable Estimate	\$113,000 (\$81.88/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-6-7	101.28-6-7	102.21-7-53	101.36-14-17	102.21-7-40	102.29-1-36
Owner	Wilson Nadia T	Wilson, Nadia T	Sims, Cassandra	Al-Obaiddi, Khulood J	Gebremariam, Shitaye /	Lian, Lal Hmun
Address	40 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	88 Alpine Pl	114 Parkedge Dr	38 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	51 x 100	50 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1950 / 0	1956 / 0	1950 / 0	1956 / 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 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	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	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	916	916	812	975	860	957
2nd Sty Area	600	600	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 450	0 0	0 0	0 0	0 0
SFLA	1516	1516	1592	1463	1250	1174
Att/Det Gar Sqft	300	300	350	280	280	384
Prior Land	\$10,300					
Prior Total	\$80,000					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		5/20/2019	7/30/2019	5/13/2019	9/12/2019	10/19/2018
Sale Price		\$113,000	\$102,000	\$110,000	\$120,000	\$98,000
Time Adj Sale Price		\$117,200	\$105,100	\$114,100	\$122,800	\$104,700
TADJSP/SQFT		\$77.31	\$66.02	\$77.99	\$98.24	\$89.18
Total Adj Factors	\$62,600	\$62,600	\$62,700	\$58,000	\$53,800	\$49,400
Adjusted Sale Price		\$117,200	\$105,000	\$118,700	\$131,600	\$117,900
Comparable Estimate	\$118,000 (\$77.84/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-1	102.29-1-36	102.21-7-40	102.21-7-52	101.28-6-7
Owner	Schwind, Timothy L	Lian, Lal Hmun	Gebremariam, Shitaye A	Dedrick, Cullen	Wilson, Nadia T
Address	43 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1950 / 0	1950 / 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 110
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	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	957	860	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 0	0 450
SFLA	1218	1174	1250	1080	1516
Att/Det Gar Sqft	280	384	280	308	300
Prior Land	\$10,300				
Prior Total	\$74,500				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	9/12/2019	3/26/2020	5/20/2019
Sale Price		\$98,000	\$120,000	\$112,500	\$113,000
Time Adj Sale Price		\$104,700	\$122,800	\$113,300	\$117,200
TADJSP/SQFT		\$89.18	\$98.24	\$104.91	\$77.31
Total Adj Factors	\$50,900	\$49,400	\$53,800	\$46,200	\$62,600
Adjusted Sale Price		\$106,200	\$119,900	\$118,000	\$105,500
Comparable Estimate	\$111,000 (\$91.13/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-54	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7
Owner	Mars, Kerry	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T
Address	44 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 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	3 Hot wtr/stm 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	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 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	860	860	957	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 450
SFLA	1290	1250	1174	1080	1516
Att/Det Gar Sqft	280	280	384	308	300
Prior Land	\$10,300				
Prior Total	\$73,700				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31
Total Adj Factors	\$54,000	\$53,800	\$49,400	\$46,200	\$62,600
Adjusted Sale Price		\$123,000	\$109,300	\$121,100	\$108,600
Comparable Estimate	\$112,000 (\$86.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-2	102.29-1-36	102.21-7-52	102.21-7-40	101.28-6-7
Owner	May, Kenneth P	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Wilson, Nadia T
Address	49 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1943 / 0	1956 / 0	1950 / 0	1950 / 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 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	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	812	957	720	860	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 450
SFLA	1202	1174	1080	1250	1516
Att/Det Gar Sqft	294	384	308	280	300
Prior Land	\$10,300				
Prior Total	\$71,900				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	5/20/2019
Sale Price		\$98,000	\$112,500	\$120,000	\$113,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$117,200
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$77.31
Total Adj Factors	\$49,900	\$49,400	\$46,200	\$53,800	\$62,600
Adjusted Sale Price		\$105,200	\$117,000	\$118,900	\$104,500
Comparable Estimate	\$110,000 (\$91.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-53	102.21-7-53	101.28-6-7	91.78-2-24	102.21-7-40
Owner	Sims, Cassandra	Sims, Cassandra	Wilson, Nadia T	Kiristitz, Richard J	Gebremariam, Shitaye /
Address	50 Parkedge Dr	50 Parkedge Dr	40 Parkedge Dr	7 St James Rd	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	46 x 130	50 x 130
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	1950 / 0	1950 / 0	1949 / 0	1948 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	812	916	750	860
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1592	1592	1516	1687	1250
Att/Det Gar Sqft	350	350	300	280	280
Prior Land	\$10,300				
Prior Total	\$84,660				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		7/30/2019	5/20/2019	10/12/2018	9/12/2019
Sale Price		\$102,000	\$113,000	\$125,122	\$120,000
Time Adj Sale Price		\$105,100	\$117,200	\$133,700	\$122,800
TADJSP/SQFT		\$66.02	\$77.31	\$79.25	\$98.24
Total Adj Factors	\$62,700	\$62,700	\$62,600	\$64,700	\$53,800
Adjusted Sale Price		\$105,100	\$117,300	\$131,700	\$118,800
Comparable Estimate	\$121,000 (\$76.01/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-3	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7	102.21-7-53
Owner	Hawrysiak, Stanley J	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T	Sims, Cassandra
Address	53 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr	50 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1950 / 0	1956 / 0	1950 / 0	1949 / 0	1950 / 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	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	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.7
Bedrooms	2	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	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	838	860	957	720	916	812
2nd Sty Area	0	0	0	0	600	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 450	0 0
SFLA	1257	1250	1174	1080	1516	1592
Att/Det Gar Sqft	1,257	280	384	308	300	350
Prior Land	\$10,300					
Prior Total	\$83,500					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019	7/30/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000	\$102,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200	\$105,100
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31	\$66.02
Total Adj Factors	\$61,900	\$53,800	\$49,400	\$46,200	\$62,600	\$62,700
Adjusted Sale Price		\$130,900	\$117,200	\$129,000	\$116,500	\$104,300
Comparable Estimate	\$120,000 (\$95.47/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-52	102.21-7-52	102.21-7-40	102.37-3-25	102.38-5-15
Owner	Dedrick, Cullen	Dedrick, Cullen	Gebremariam, Shitaye /	Bartnik, Rebecca	Fortini, Jonathan
Address	56 Parkedge Dr	56 Parkedge Dr	114 Parkedge Dr	72 Westchester Dr	20 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 100	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1953 / 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 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	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	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	4 Full 0
1st Sty Area	720	720	957	756	750
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1080	1080	1174	1086	1080
Att/Det Gar Sqft	308	308	384	280	308
Prior Land	\$10,300				
Prior Total	\$64,500				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	9/25/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$87,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$93,500
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$86.10
Total Adj Factors	\$46,200	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$113,300	\$101,500	\$115,200	\$95,000
Comparable Estimate	\$109,000 (\$100.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-4	102.29-1-36	102.21-7-40	102.21-7-52	101.28-6-7
Owner	Dubard Raymond A	Lian, Lal Hmun	Gebremariam, Shitaye A	Dedrick, Cullen	Wilson, Nadia T
Address	59 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1956 / 0	1950 / 0	1950 / 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	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	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 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	812	957	860	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 195	0 0	0 0	0 0	0 450
SFLA	1202	1174	1250	1080	1516
Att/Det Gar Sqft	400	384	280	308	300
Prior Land	\$10,300				
Prior Total	\$72,900				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2018	9/12/2019	3/26/2020	5/20/2019
Sale Price		\$98,000	\$120,000	\$112,500	\$113,000
Time Adj Sale Price		\$104,700	\$122,800	\$113,300	\$117,200
TADJSP/SQFT		\$89.18	\$98.24	\$104.91	\$77.31
Total Adj Factors	\$51,300	\$49,400	\$53,800	\$46,200	\$62,600
Adjusted Sale Price		\$106,600	\$120,300	\$118,400	\$105,900
Comparable Estimate	\$116,000 (\$96.51/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-51	101.28-6-7	102.21-7-53	102.21-7-40	101.36-14-17
Owner	Burke, Nannette M	Wilson, Nadia T	Sims, Cassandra	Gebremariam, Shitaye /	Al-Obaidi, Khulood J
Address	60 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	114 Parkedge Dr	88 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	51 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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1949 / 0	1950 / 0	1950 / 0	1956 / 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	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
Stories	2.0	2.0	1.7	1.5	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 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	720	916	812	860	975
2nd Sty Area	750	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 450	0 0	0 0	0 0
SFLA	1470	1516	1592	1250	1463
Att/Det Gar Sqft	364	300	350	280	384
Prior Land	\$10,300				
Prior Total	\$87,300				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		5/20/2019	7/30/2019	9/12/2019	5/13/2019
Sale Price		\$113,000	\$102,000	\$120,000	\$110,000
Time Adj Sale Price		\$117,200	\$105,100	\$122,800	\$114,100
TADJSP/SQFT		\$77.31	\$66.02	\$98.24	\$77.99
Total Adj Factors	\$63,000	\$62,600	\$62,700	\$53,800	\$58,000
Adjusted Sale Price		\$117,600	\$105,400	\$132,000	\$119,100
Comparable Estimate	\$118,000 (\$80.27/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-5	102.21-7-40	101.28-6-7	102.29-1-36	102.21-7-53	102.21-7-52
Owner	Giudice , Salvatore J	Gebremariam, Shitaye A	Wilson, Nadia T	Lian, Lal Hmun	Sims, Cassandra	Dedrick, Cullen
Address	65 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	38 Markus Dr	50 Parkedge Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1956 / 0	1950 / 0	1950 / 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	2 Hot air 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	1.5	1.5	2.0	1.5	1.7	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 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	4 Full 0
1st Sty Area	916	860	916	957	812	720
2nd Sty Area	0	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0	0 0
SFLA	1348	1250	1516	1174	1592	1080
Att/Det Gar Sqft	357	280	300	384	350	308
Prior Land	\$10,300					
Prior Total	\$79,000					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	5/20/2019	10/19/2018	7/30/2019	3/26/2020
Sale Price		\$120,000	\$113,000	\$98,000	\$102,000	\$112,500
Time Adj Sale Price		\$122,800	\$117,200	\$104,700	\$105,100	\$113,300
TADJSP/SQFT		\$98.24	\$77.31	\$89.18	\$66.02	\$104.91
Total Adj Factors	\$55,800	\$53,800	\$62,600	\$49,400	\$62,700	\$46,200
Adjusted Sale Price		\$124,800	\$110,400	\$111,100	\$98,200	\$122,900
Comparable Estimate	\$113,000 (\$83.83/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-50	101.28-6-7	102.21-7-40	102.21-7-53	102.29-1-36	102.21-7-52
Owner	Pollak, Robert J Jr	Wilson, Nadia T	Gebremariam, Shitaye A	Sims, Cassandra	Lian, Lal Hmun	Dedrick, Cullen
Address	66 Parkedge Dr	40 Parkedge Dr	114 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	50 x 100	50 x 130
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1950 / 0	1950 / 0	1956 / 0	1950 / 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	2 Hot air Yes	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	1.5	2.0	1.5	1.7	1.5	1.5
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	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	4 Full 0
1st Sty Area	1020	916	860	812	957	720
2nd Sty Area	0	600	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 0	0 0	0 0
SFLA	1380	1516	1250	1592	1174	1080
Att/Det Gar Sqft		320	300	280	350	384
Prior Land	\$10,400					
Prior Total	\$77,500					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		5/20/2019	9/12/2019	7/30/2019	10/19/2018	3/26/2020
Sale Price		\$113,000	\$120,000	\$102,000	\$98,000	\$112,500
Time Adj Sale Price		\$117,200	\$122,800	\$105,100	\$104,700	\$113,300
TADJSP/SQFT		\$77.31	\$98.24	\$66.02	\$89.18	\$104.91
Total Adj Factors	\$55,800	\$62,600	\$53,800	\$62,700	\$49,400	\$46,200
Adjusted Sale Price		\$110,400	\$124,800	\$98,200	\$111,100	\$122,900
Comparable Estimate	\$113,000 (\$81.88/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-6	102.29-1-36	102.21-7-40	102.21-7-52	102.38-4-3
Owner	Szymanski, Joseph E	Lian, Lal Hmun	Gebremariam, Shitaye A	Dedrick, Cullen	Brown, Clifton III
Address	69 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	56 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1950 / 0	1950 / 0	1952 / 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 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	4
Full/Half Baths	1 / 0	1 / 0	2 / 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	812	957	860	720	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1202	1174	1250	1080	1194
Att/Det Gar Sqft	401	384	280	308	345
Prior Land	\$10,300				
Prior Total	\$72,200				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	9/12/2019	3/26/2020	6/11/2020
Sale Price		\$98,000	\$120,000	\$112,500	\$126,500
Time Adj Sale Price		\$104,700	\$122,800	\$113,300	\$126,700
TADJSP/SQFT		\$89.18	\$98.24	\$104.91	\$106.11
Total Adj Factors	\$51,600	\$49,400	\$53,800	\$46,200	\$51,200
Adjusted Sale Price		\$106,900	\$120,600	\$118,700	\$127,100
Comparable Estimate	\$116,000 (\$96.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-49	102.21-7-40	101.28-6-7	102.21-7-53	102.29-1-36
Owner	Lesser, Lisa M	Gebremariam, Shitaye A	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun
Address	70 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	50 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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1950 / 0	1956 / 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 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	2.0	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1000	860	916	812	957
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1360	1250	1516	1592	1174
Att/Det Gar Sqft	484	280	300	350	384
Prior Land	\$10,300				
Prior Total	\$78,000				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		9/12/2019	5/20/2019	7/30/2019	10/19/2018
Sale Price		\$120,000	\$113,000	\$102,000	\$98,000
Time Adj Sale Price		\$122,800	\$117,200	\$105,100	\$104,700
TADJSP/SQFT		\$98.24	\$77.31	\$66.02	\$89.18
Total Adj Factors	\$56,400	\$53,800	\$62,600	\$62,700	\$49,400
Adjusted Sale Price		\$125,400	\$111,000	\$98,800	\$111,700
Comparable Estimate	\$114,000 (\$83.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-7	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7
Owner	Cox Gary W	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T
Address	75 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 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	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	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 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	860	860	957	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 450
SFLA	1290	1250	1174	1080	1516
Att/Det Gar Sqft	360	280	384	308	300
Prior Land	\$10,300				
Prior Total	\$77,600				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31
Total Adj Factors	\$48,900	\$53,800	\$49,400	\$46,200	\$62,600
Adjusted Sale Price		\$117,900	\$104,200	\$116,000	\$103,500
Comparable Estimate	\$107,000 (\$82.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-48	102.29-1-36	102.21-7-52	102.21-7-40	102.37-3-25
Owner	Buffalo Star Manageme	Lian, Lal Hmun	Dedrick, Cullen	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	76 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 100	50 x 130	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1950 / 0	1950 / 0	1952 / 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 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	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	780	957	720	860	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1170	1174	1080	1250	1194
Att/Det Gar Sqft		384	308	280	345
Prior Land	\$10,300				
Prior Total	\$65,500				
Comp Land Estimate	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2018	3/26/2020	9/12/2019	9/25/2018
Sale Price		\$98,000	\$112,500	\$120,000	\$87,000
Time Adj Sale Price		\$104,700	\$113,300	\$122,800	\$93,500
TADJSP/SQFT		\$89.18	\$104.91	\$98.24	\$86.10
Total Adj Factors	\$46,600	\$49,400	\$46,200	\$53,800	\$51,200
Adjusted Sale Price		\$101,900	\$113,700	\$115,600	\$122,100
Comparable Estimate	\$110,000 (\$94.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-8	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7
Owner	Zerjav, Jared S	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T
Address	79 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 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	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	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 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	860	860	957	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 450
SFLA	1290	1250	1174	1080	1516
Att/Det Gar Sqft	294	280	384	308	300
Prior Land	\$10,300				
Prior Total	\$75,600				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31
Total Adj Factors	\$52,800	\$53,800	\$49,400	\$46,200	\$62,600
Adjusted Sale Price		\$121,800	\$108,100	\$119,900	\$107,400
Comparable Estimate	\$110,000 (\$85.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-47	102.21-7-52	102.21-7-40	102.37-3-25	102.38-5-15
Owner	Piatkowski, Mark J	Dedrick, Cullen	Gebremariam, Shitaye /	Bartnik, Rebecca	Fortini, Jonathan
Address	80 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	72 Westchester Dr	20 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 100	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1953 / 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 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	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	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	4 Full 0
1st Sty Area	720	720	957	756	750
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1080	1080	1174	1086	1080
Att/Det Gar Sqft	480	308	384	294	308
Prior Land	\$10,300				
Prior Total	\$66,500				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$9,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/25/2018	9/13/2019
Sale Price		\$112,500	\$98,000	\$87,000	\$119,000
Time Adj Sale Price		\$113,300	\$104,700	\$93,500	\$121,800
TADJSP/SQFT		\$104.91	\$89.18	\$86.10	\$112.78
Total Adj Factors	\$47,600	\$46,200	\$49,400	\$44,700	\$47,000
Adjusted Sale Price		\$114,700	\$102,900	\$96,400	\$122,400
Comparable Estimate	\$111,000 (\$102.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-9	102.21-7-52	102.29-1-36	102.21-7-40	102.37-3-25
Owner	Wojciechowski, Alfred T	Dedrick, Cullen	Lian, Lal Hmun	Gebremariam, Shitaye A	Bartnik, Rebecca
Address	83 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	752	720	957	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1142	1080	1174	1250	1086
Att/Det Gar Sqft	368	308	384	280	294
Prior Land	\$10,300				
Prior Total	\$69,500				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	9/25/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$87,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$93,500
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$86.10
Total Adj Factors	\$48,600	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$115,700	\$103,900	\$117,600	\$97,400
Comparable Estimate	\$109,000 (\$95.45/SFLA)				

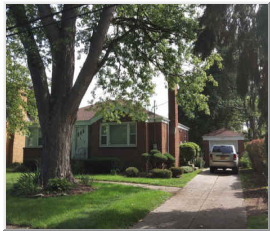
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-46	102.21-7-52	102.29-1-36	102.21-7-40	102.37-3-25
Owner	Roth, Carol A	Dedrick, Cullen	Lian, Lal Hmun	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	84 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	720	720	957	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1080	1080	1174	1250	1086
Att/Det Gar Sqft		308	384	280	294
Prior Land	\$10,300				
Prior Total	\$61,800				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	9/25/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$87,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$93,500
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$86.10
Total Adj Factors	\$43,700	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$110,800	\$99,000	\$112,700	\$92,500
Comparable Estimate	\$107,000 (\$99.07/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-10	102.21-7-40	101.28-6-7	102.21-7-53	102.29-1-36
Owner	Friot, Glen D	Gebremariam, Shitaye A	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun
Address	89 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	50 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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1950 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	1.7	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	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	860	916	812	957
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1397	1250	1516	1592	1174
Att/Det Gar Sqft	294	280	300	350	384
Prior Land	\$10,300				
Prior Total	\$83,400				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		9/12/2019	5/20/2019	7/30/2019	10/19/2018
Sale Price		\$120,000	\$113,000	\$102,000	\$98,000
Time Adj Sale Price		\$122,800	\$117,200	\$105,100	\$104,700
TADJSP/SQFT		\$98.24	\$77.31	\$66.02	\$89.18
Total Adj Factors	\$58,800	\$53,800	\$62,600	\$62,700	\$49,400
Adjusted Sale Price		\$127,800	\$113,400	\$101,200	\$114,100
Comparable Estimate	\$116,000 (\$83.04/SFLA)				\$125,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-45	102.21-7-52	102.29-1-36	102.21-7-40	102.37-3-25
Owner	Goble, Joan E	Dedrick, Cullen	Lian, Lal Hmun	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	90 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	55 x 125
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	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	720	957	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1007	1080	1174	1250	1086
Att/Det Gar Sqft	280	308	384	280	294
Prior Land	\$10,300				
Prior Total	\$61,400				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	10/31/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$100,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$106,900
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$105.32
Total Adj Factors	\$43,700	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$110,800	\$99,000	\$112,700	\$92,500
Comparable Estimate	\$105,000 (\$104.27/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-11	102.21-7-40	102.29-1-36	102.21-7-52	102.38-4-3	101.28-6-7
Owner	Brem, Gary J	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Brown, Clifton III	Wilson, Nadia T
Address	93 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr	40 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 100	50 x 130
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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	2 Hot air No	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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
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	812	860	957	720	864	916
2nd Sty Area	0	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 0	0 450
SFLA	1218	1250	1174	1080	1194	1516
Att/Det Gar Sqft	352	280	384	308	345	300
Prior Land	\$10,300					
Prior Total	\$88,000					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020	5/20/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500	\$113,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700	\$117,200
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11	\$77.31
Total Adj Factors	\$60,900	\$53,800	\$49,400	\$46,200	\$51,200	\$62,600
Adjusted Sale Price		\$129,900	\$116,200	\$128,000	\$136,400	\$115,500
Comparable Estimate	\$125,000 (\$102.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-44	102.21-7-40	101.36-5-16	101.28-6-7	102.21-7-53
Owner	Sable, Kenneth	Gebremariam, Shitaye A	Peri, Gregory	Wilson, Nadia T	Sims, Cassandra
Address	94 Parkedge Dr	114 Parkedge Dr	365 Pine Ridge Rd	40 Parkedge Dr	50 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	65 x 128	50 x 130	50 x 130
Building Style	14 other	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1945 / 0	1949 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.0	2.0	1.7
Bedrooms	5	3	2	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	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	860	1374	916	812
2nd Sty Area	571	0	0	600	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 0
SFLA	1383	1250	1374	1516	1592
Att/Det Gar Sqft	484	280	280	300	350
Prior Land	\$10,300				
Prior Total	\$65,900				
Comp Land Estimate	\$10,000	\$10,000	\$12,000	\$10,000	\$10,000
Sale Date		9/12/2019	1/25/2019	5/20/2019	7/30/2019
Sale Price		\$120,000	\$98,000	\$113,000	\$102,000
Time Adj Sale Price		\$122,800	\$102,900	\$117,200	\$105,100
TADJSP/SQFT		\$98.24	\$74.89	\$77.31	\$66.02
Total Adj Factors	\$62,400	\$53,800	\$70,500	\$62,600	\$62,700
Adjusted Sale Price		\$131,400	\$94,800	\$117,000	\$104,800
Comparable Estimate	\$114,000 (\$82.43/SFLA)				\$27,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-12	102.21-7-52	102.29-1-36	102.21-7-40	102.37-3-25
Owner	Maving, Joyce M	Dedrick, Cullen	Lian, Lal Hmun	Gebremariam, Shitaye /	Bartnik, Rebecca
Address	99 Parkedge Dr	56 Parkedge Dr	38 Markus Dr	114 Parkedge Dr	72 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	740	720	957	860	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1110	1080	1174	1250	1086
Att/Det Gar Sqft	308	308	384	280	294
Prior Land	\$10,300				
Prior Total	\$68,400				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/19/2018	9/12/2019	9/25/2018
Sale Price		\$112,500	\$98,000	\$120,000	\$87,000
Time Adj Sale Price		\$113,300	\$104,700	\$122,800	\$93,500
TADJSP/SQFT		\$104.91	\$89.18	\$98.24	\$86.10
Total Adj Factors	\$47,800	\$46,200	\$49,400	\$53,800	\$44,700
Adjusted Sale Price		\$114,900	\$103,100	\$116,800	\$96,600
Comparable Estimate	\$110,000 (\$99.1/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-43	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7	102.38-4-3
Owner	Davis, Zaffran F Jr	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T	Brown, Clifton III
Address	100 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr	37 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130	50 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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1949 / 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 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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
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	860	860	957	720	916	864
2nd Sty Area	0	0	0	0	600	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 450	0 0
SFLA	1250	1250	1174	1080	1516	1194
Att/Det Gar Sqft	308	280	384	308	300	345
Prior Land	\$10,300					
Prior Total	\$72,600					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019	6/11/2020
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000	\$126,500
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200	\$126,700
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31	\$106.11
Total Adj Factors	\$41,500	\$53,800	\$49,400	\$46,200	\$62,600	\$51,200
Adjusted Sale Price		\$110,500	\$96,800	\$108,600	\$96,100	\$117,000
Comparable Estimate	\$106,000 (\$84.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-42	102.21-7-40	101.28-6-7	102.21-7-53	102.29-1-36	102.21-7-52
Owner	Kubera, Suzanne M	Gebremariam, Shitaye A	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun	Dedrick, Cullen
Address	104 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	50 x 100	50 x 130
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1950 / 0	1956 / 0	1950 / 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	2 Hot air 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	1.5	2.0	1.7	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 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	4 Full 0
1st Sty Area	812	860	916	812	957	720
2nd Sty Area	0	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 450	0 0	0 0	0 0
SFLA	1421	1250	1516	1592	1174	1080
Att/Det Gar Sqft	280	280	300	350	384	308
Prior Land	\$10,300					
Prior Total	\$83,100					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		9/12/2019	5/20/2019	7/30/2019	10/19/2018	3/26/2020
Sale Price		\$120,000	\$113,000	\$102,000	\$98,000	\$112,500
Time Adj Sale Price		\$122,800	\$117,200	\$105,100	\$104,700	\$113,300
TADJSP/SQFT		\$98.24	\$77.31	\$66.02	\$89.18	\$104.91
Total Adj Factors	\$59,800	\$53,800	\$62,600	\$62,700	\$49,400	\$46,200
Adjusted Sale Price		\$128,800	\$114,400	\$102,200	\$115,100	\$126,900
Comparable Estimate	\$117,000 (\$82.34/SFLA)					

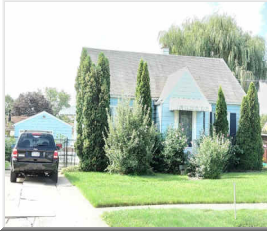
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-13	102.21-7-52	102.21-7-40	102.29-1-36	102.37-3-25
Owner	Callen, Matthew	Dedrick, Cullen	Gebremariam, Shitaye A	Lian, Lal Hmun	Garcia, Ludimar Rodriq
Address	105 Parkedge Dr	56 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	19 St James Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	55 x 125
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	02 Brick	01 Wood
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1956 / 0	1945 / 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 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
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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	720	860	957	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	812	1080	1250	1174	1015
Att/Det Gar Sqft	308	308	280	384	429
Prior Land	\$10,300				
Prior Total	\$53,800				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$11,000
Sale Date		3/26/2020	9/12/2019	10/19/2018	10/31/2018
Sale Price		\$112,500	\$120,000	\$98,000	\$100,000
Time Adj Sale Price		\$113,300	\$122,800	\$104,700	\$106,900
TADJSP/SQFT		\$104.91	\$98.24	\$89.18	\$105.32
Total Adj Factors	\$37,800	\$46,200	\$53,800	\$49,400	\$38,900
Adjusted Sale Price		\$104,900	\$106,800	\$93,100	\$105,800
Comparable Estimate	\$99,000 (\$121.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-41	102.21-7-53	91.78-2-24	101.28-6-7	102.21-7-40
Owner	Walinski, Miranda	Sims, Cassandra	Kiristitz, Richard J	Wilson, Nadia T	Gebremariam, Shitaye /
Address	110 Parkedge Dr	50 Parkedge Dr	7 St James Rd	40 Parkedge Dr	114 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	46 x 130	50 x 130	50 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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1948 / 0	1949 / 0	1956 / 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	0 / N	0 / N
Stories	2.0	1.7	1.7	2.0	1.5
Bedrooms	5	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	812	750	916	860
2nd Sty Area	448	0	0	600	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 0
SFLA	1830	1592	1687	1516	1250
Att/Det Gar Sqft	280	350	280	300	280
Prior Land	\$10,300				
Prior Total	\$100,100				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		7/30/2019	10/12/2018	5/20/2019	9/12/2019
Sale Price		\$102,000	\$125,122	\$113,000	\$120,000
Time Adj Sale Price		\$105,100	\$133,700	\$117,200	\$122,800
TADJSP/SQFT		\$66.02	\$79.25	\$77.31	\$98.24
Total Adj Factors	\$72,100	\$62,700	\$64,700	\$62,600	\$53,800
Adjusted Sale Price		\$114,500	\$141,100	\$126,700	\$141,100
Comparable Estimate	\$130,000 (\$71.04/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-14	102.21-7-52	102.21-7-40	102.29-1-36	91.78-2-27	102.37-3-25
Owner	Nice Lena	Dedrick, Cullen	Gebremariam, Shitaye A	Lian, Lal Hmun	Garcia, Ludimar Rodriq	Bartnik, Rebecca
Address	111 Parkedge Dr	56 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	19 St James Rd	72 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	55 x 125	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1956 / 0	1945 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	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 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	812	720	860	957	820	756
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	812	1080	1250	1174	1015	1086
Att/Det Gar Sqft	322	308	280	384	429	294
Prior Land	\$10,300					
Prior Total	\$53,100					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$11,000	\$9,000
Sale Date		3/26/2020	9/12/2019	10/19/2018	10/31/2018	9/25/2018
Sale Price		\$112,500	\$120,000	\$98,000	\$100,000	\$87,000
Time Adj Sale Price		\$113,300	\$122,800	\$104,700	\$106,900	\$93,500
TADJSP/SQFT		\$104.91	\$98.24	\$89.18	\$105.32	\$86.10
Total Adj Factors	\$37,200	\$46,200	\$53,800	\$49,400	\$38,900	\$44,700
Adjusted Sale Price		\$104,300	\$106,200	\$92,500	\$105,200	\$86,000
Comparable Estimate	\$99,000 (\$121.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-40	102.21-7-40	102.21-7-52	101.28-6-7	102.38-4-3
Owner	Gebremariam, Shitaye A	Gebremariam, Shitaye A	Dedrick, Cullen	Wilson, Nadia T	Brown, Clifton III
Address	114 Parkedge Dr	114 Parkedge Dr	56 Parkedge Dr	40 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	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	860	860	957	916	864
2nd Sty Area	0	0	0	600	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 0
SFLA	1250	1250	1174	1516	1194
Att/Det Gar Sqft	280	280	384	300	345
Prior Land	\$10,300				
Prior Total	\$74,500				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		9/12/2019	10/19/2018	5/20/2019	6/11/2020
Sale Price		\$120,000	\$98,000	\$113,000	\$126,500
Time Adj Sale Price		\$122,800	\$104,700	\$117,200	\$126,700
TADJSP/SQFT		\$98.24	\$89.18	\$77.31	\$106.11
Total Adj Factors	\$53,800	\$53,800	\$49,400	\$62,600	\$51,200
Adjusted Sale Price		\$122,800	\$109,100	\$108,400	\$129,300
Comparable Estimate	\$118,000 (\$94.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-15	102.21-7-40	102.29-1-36	102.21-7-52	101.28-6-7
Owner	Robinson-Battel Mary A	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Wilson, Nadia T
Address	115 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 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	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	1.5	1.5	1.5	2.0
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 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	812	860	957	720	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 450
SFLA	1290	1250	1174	1080	1516
Att/Det Gar Sqft	308	280	384	308	300
Prior Land	\$10,300				
Prior Total	\$73,900				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$10,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	5/20/2019
Sale Price		\$120,000	\$98,000	\$112,500	\$113,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$117,200
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$77.31
Total Adj Factors	\$50,900	\$53,800	\$49,400	\$46,200	\$62,600
Adjusted Sale Price		\$119,900	\$106,200	\$118,000	\$105,500
Comparable Estimate	\$109,000 (\$84.5/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-39	102.21-7-52	102.21-7-40	91.78-2-27	102.29-1-36	102.37-3-25
Owner	Mohalski, Paul F	Dedrick, Cullen	Gebremariam, Shitaye A	Garcia, Ludimar Rodriq	Lian, Lal Hmun	Bartnik, Rebecca
Address	120 Parkedge Dr	56 Parkedge Dr	114 Parkedge Dr	19 St James Rd	38 Markus Dr	72 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	55 x 125	50 x 100	50 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	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1945 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	812	720	860	820	957	756
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	1007	1080	1250	1015	1174	1086
Att/Det Gar Sqft	280	308	280	429	384	294
Prior Land	\$10,300					
Prior Total	\$60,500					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$11,000	\$9,000	\$9,000
Sale Date		3/26/2020	9/12/2019	10/31/2018	10/19/2018	9/25/2018
Sale Price		\$112,500	\$120,000	\$100,000	\$98,000	\$87,000
Time Adj Sale Price		\$113,300	\$122,800	\$106,900	\$104,700	\$93,500
TADJSP/SQFT		\$104.91	\$98.24	\$105.32	\$89.18	\$86.10
Total Adj Factors	\$43,700	\$46,200	\$53,800	\$38,900	\$49,400	\$44,700
Adjusted Sale Price		\$110,800	\$112,700	\$111,700	\$99,000	\$92,500
Comparable Estimate	\$105,000 (\$104.27/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-16	102.21-7-40	102.29-1-36	102.21-7-52	102.38-4-3	102.37-3-25
Owner	Pedro, Paulina	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Brown, Clifton III	Bartnik, Rebecca
Address	121 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr	72 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 100	50 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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	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	812	860	957	720	864	756
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 0	0 0	0 0
SFLA	1218	1250	1174	1080	1194	1086
Att/Det Gar Sqft	720	280	384	308	345	294
Prior Land	\$10,300					
Prior Total	\$76,000					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020	9/25/2018
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500	\$87,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700	\$93,500
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11	\$86.10
Total Adj Factors	\$54,400	\$53,800	\$49,400	\$46,200	\$51,200	\$44,700
Adjusted Sale Price		\$123,400	\$109,700	\$121,500	\$129,900	\$103,200
Comparable Estimate	\$118,000 (\$96.88/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-38	102.21-7-40	101.28-6-7	102.29-1-36	102.21-7-52
Owner	Bedford, Whitney D	Gebremariam, Shitaye A	Wilson, Nadia T	Lian, Lal Hmun	Dedrick, Cullen
Address	124 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	38 Markus Dr	56 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 100	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1956 / 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 No	2 Hot air No	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	2.0	1.5	1.7
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	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	994	860	916	957	720
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 450	0 0	0 0
SFLA	1339	1250	1516	1174	1080
Att/Det Gar Sqft	280	280	300	384	308
Prior Land	\$10,300				
Prior Total	\$75,600				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		9/12/2019	5/20/2019	10/19/2018	3/26/2020
Sale Price		\$120,000	\$113,000	\$98,000	\$112,500
Time Adj Sale Price		\$122,800	\$117,200	\$104,700	\$113,300
TADJSP/SQFT		\$98.24	\$77.31	\$89.18	\$104.91
Total Adj Factors	\$53,000	\$53,800	\$62,600	\$49,400	\$62,700
Adjusted Sale Price		\$122,000	\$107,600	\$108,300	\$120,100
Comparable Estimate	\$111,000 (\$82.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-17	102.21-7-52	102.21-7-40	91.78-2-27	102.29-1-36
Owner	Martin, Denise	Dedrick, Cullen	Gebremariam, Shitaye A	Garcia, Ludimar Rodriq	Lian, Lal Hmun
Address	125 Parkedge Dr	56 Parkedge Dr	114 Parkedge Dr	19 St James Rd	38 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	55 x 125	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1945 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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 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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	720	860	820	957
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 0	0 0
SFLA	812	1080	1250	1015	1174
Att/Det Gar Sqft	308	308	280	429	384
Prior Land	\$10,300				
Prior Total	\$52,700				
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$11,000	\$9,000
Sale Date		3/26/2020	9/12/2019	10/31/2018	10/19/2018
Sale Price		\$112,500	\$120,000	\$100,000	\$98,000
Time Adj Sale Price		\$113,300	\$122,800	\$106,900	\$104,700
TADJSP/SQFT		\$104.91	\$98.24	\$105.32	\$89.18
Total Adj Factors	\$37,100	\$46,200	\$53,800	\$38,900	\$49,400
Adjusted Sale Price		\$104,200	\$106,100	\$105,100	\$92,400
Comparable Estimate	\$99,000 (\$121.92/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-37	102.21-7-40	101.28-6-7	102.21-7-53	102.29-1-36	91.78-2-24
Owner	Chrzastowski, Jane A	Gebremariam, Shitaye A	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun	Kiristitz, Richard J
Address	130 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	7 St James 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 130	50 x 130	50 x 100	46 x 130
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1950 / 0	1956 / 0	1948 / 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 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	1.5	2.0	1.7	1.5	1.7
Bedrooms	4	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 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	4 Full 0
1st Sty Area	860	860	916	812	957	750
2nd Sty Area	0	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 450	0 0	0 0	0 0
SFLA	1445	1250	1516	1592	1174	1687
Att/Det Gar Sqft	400	280	300	350	384	280
Prior Land	\$10,300					
Prior Total	\$85,300					
Comp Land Estimate	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		9/12/2019	5/20/2019	7/30/2019	10/19/2018	10/12/2018
Sale Price		\$120,000	\$113,000	\$102,000	\$98,000	\$125,122
Time Adj Sale Price		\$122,800	\$117,200	\$105,100	\$104,700	\$133,700
TADJSP/SQFT		\$98.24	\$77.31	\$66.02	\$89.18	\$79.25
Total Adj Factors	\$62,300	\$53,800	\$62,600	\$62,700	\$49,400	\$64,700
Adjusted Sale Price		\$131,300	\$116,900	\$104,700	\$117,600	\$131,300
Comparable Estimate	\$120,000 (\$83.04/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-1-18	102.21-7-40	102.29-1-36	102.38-4-3	102.38-5-18
Owner	Mcdougal, Sandra A	Gebremariam, Shitaye A	Lian, Lal Hmun	Brown, Clifton III	Lawrence, Patrick
Address	131 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	2	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	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	860	957	720	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1202	1250	1174	1080	1194
Att/Det Gar Sqft	322	280	384	308	345
Prior Land	\$10,300				
Prior Total	\$69,200				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11
Total Adj Factors	\$48,300	\$53,800	\$49,400	\$46,200	\$51,200
Adjusted Sale Price		\$117,300	\$103,600	\$115,400	\$123,800
Comparable Estimate	\$114,000 (\$94.84/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-36	102.21-7-52	91.78-2-27	102.21-7-40	102.29-1-36
Owner	Wolcott Development L	Dedrick, Cullen	Garcia, Ludimar Rodriq	Gebremariam, Shitaye /	Lian, Lal Hmun
Address	134 Parkedge Dr	56 Parkedge Dr	19 St James Rd	114 Parkedge Dr	38 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	55 x 125	50 x 130	50 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	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1945 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	2 Fair	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 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	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 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	860	720	820	860	957
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	860	1080	1015	1250	1174
Att/Det Gar Sqft	280	308	429	280	384
Prior Land	\$10,300				
Prior Total	\$54,300				
Comp Land Estimate	\$10,000	\$10,000	\$11,000	\$10,000	\$9,000
Sale Date		3/26/2020	10/31/2018	9/12/2019	10/19/2018
Sale Price		\$112,500	\$100,000	\$120,000	\$98,000
Time Adj Sale Price		\$113,300	\$106,900	\$122,800	\$104,700
TADJSP/SQFT		\$104.91	\$105.32	\$98.24	\$89.18
Total Adj Factors	\$40,600	\$46,200	\$38,900	\$53,800	\$49,400
Adjusted Sale Price		\$107,700	\$108,600	\$109,600	\$95,900
Comparable Estimate	\$102,000 (\$118.6/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-19	102.21-7-40	102.29-1-36	102.21-7-52	102.38-4-3	102.38-5-18
Owner	Countryman Todd M	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Brown, Clifton III	Lawrence, Patrick
Address	135 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr	30 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	38 x 112	50 x 130	50 x 100	50 x 130	50 x 100	50 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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 0	1955 / 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	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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	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	812	860	957	720	864	802
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 0	0 0	0 0
SFLA	1202	1250	1174	1080	1194	1143
Att/Det Gar Sqft	308	280	384	308	345	308
Prior Land	\$8,100					
Prior Total	\$67,800					
Comp Land Estimate	\$8,000	\$10,000	\$9,000	\$10,000	\$9,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020	9/14/2018
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500	\$100,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700	\$107,500
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11	\$94.05
Total Adj Factors	\$49,100	\$53,800	\$49,400	\$46,200	\$51,200	\$48,200
Adjusted Sale Price		\$118,100	\$104,400	\$116,200	\$124,600	\$108,400
Comparable Estimate	\$114,000 (\$94.84/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-1-20	102.21-7-40	101.28-6-7	102.21-7-53	102.29-1-36	102.21-7-52
Owner	Neubauer, Dorothy E	Gebremariam, Shitaye A	Wilson, Nadia T	Sims, Cassandra	Lian, Lal Hmun	Dedrick, Cullen
Address	139 Parkedge Dr	114 Parkedge Dr	40 Parkedge Dr	50 Parkedge Dr	38 Markus Dr	56 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 93	50 x 130	50 x 130	50 x 130	50 x 100	50 x 130
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1949 / 0	1950 / 0	1956 / 0	1950 / 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	2 Hot air 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	1.5	1.5	2.0	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 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	4 Full 0
1st Sty Area	940	860	916	812	957	720
2nd Sty Area	0	0	600	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0	0 0
SFLA	1410	1250	1516	1592	1174	1080
Att/Det Gar Sqft	456	280	300	350	384	308
Prior Land	\$9,200					
Prior Total	\$79,700					
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		9/12/2019	5/20/2019	7/30/2019	10/19/2018	3/26/2020
Sale Price		\$120,000	\$113,000	\$102,000	\$98,000	\$112,500
Time Adj Sale Price		\$122,800	\$117,200	\$105,100	\$104,700	\$113,300
TADJSP/SQFT		\$98.24	\$77.31	\$66.02	\$89.18	\$104.91
Total Adj Factors	\$58,900	\$53,800	\$62,600	\$62,700	\$49,400	\$46,200
Adjusted Sale Price		\$127,900	\$113,500	\$101,300	\$114,200	\$126,000
Comparable Estimate	\$117,000 (\$82.98/SFLA)					

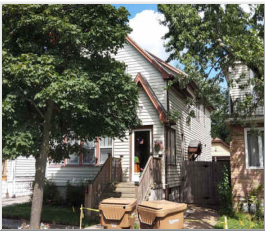


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-34	102.21-7-40	102.29-1-36	102.21-7-52	102.38-4-3	102.38-5-18
Owner	Strobele, Steven	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Brown, Clifton III	Lawrence, Patrick
Address	140 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr	30 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 x 100	50 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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 0	1955 / 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	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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	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	812	860	957	720	864	802
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	1218	1250	1174	1080	1194	1143
Att/Det Gar Sqft	280	280	384	308	345	308
Prior Land	\$10,300					
Prior Total	\$68,900					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020	9/14/2018
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500	\$100,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700	\$107,500
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11	\$94.05
Total Adj Factors	\$50,300	\$53,800	\$49,400	\$46,200	\$51,200	\$48,200
Adjusted Sale Price		\$119,300	\$105,600	\$117,400	\$125,800	\$109,600
Comparable Estimate	\$116,000 (\$95.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-35	102.21-7-40	102.29-1-36	102.38-4-3	102.38-5-18
Owner	Brege, Joshua J	Gebremariam, Shitaye A	Lian, Lal Hmun	Brown, Clifton III	Lawrence, Patrick
Address	144 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 130	50 x 130	50 x 100	50 x 130	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 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 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	4
Full/Half Baths	1 / 0	2 / 0	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	860	860	957	720	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1250	1250	1174	1080	1194
Att/Det Gar Sqft	280	280	384	308	345
Prior Land	\$10,300				
Prior Total	\$70,000				
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11
Total Adj Factors	\$51,300	\$53,800	\$49,400	\$46,200	\$51,200
Adjusted Sale Price		\$120,300	\$106,600	\$118,400	\$126,800
Comparable Estimate	\$117,000 (\$93.6/SFLA)				

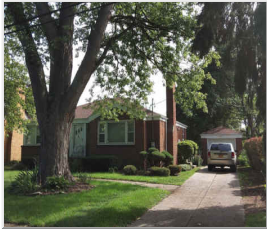


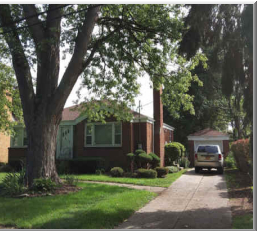
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-7-33	102.21-7-40	102.29-1-36	102.21-7-52	102.38-4-3	102.38-5-18
Owner	Kindelan, Dennis	Gebremariam, Shitaye A	Lian, Lal Hmun	Dedrick, Cullen	Brown, Clifton III	Lawrence, Patrick
Address	150 Parkedge Dr	114 Parkedge Dr	38 Markus Dr	56 Parkedge Dr	37 Westchester Dr	30 Westchester 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	49 x 126	50 x 130	50 x 100	50 x 130	50 x 100	50 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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 0	1955 / 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 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	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	812	860	957	720	864	802
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	1218	1250	1174	1080	1194	1143
Att/Det Gar Sqft	280	280	384	308	345	308
Prior Land	\$10,000					
Prior Total	\$69,200					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$10,000	\$9,000	\$9,000
Sale Date		9/12/2019	10/19/2018	3/26/2020	6/11/2020	9/14/2018
Sale Price		\$120,000	\$98,000	\$112,500	\$126,500	\$100,000
Time Adj Sale Price		\$122,800	\$104,700	\$113,300	\$126,700	\$107,500
TADJSP/SQFT		\$98.24	\$89.18	\$104.91	\$106.11	\$94.05
Total Adj Factors	\$51,000	\$53,800	\$49,400	\$46,200	\$51,200	\$48,200
Adjusted Sale Price		\$120,000	\$106,300	\$118,100	\$126,500	\$110,300
Comparable Estimate	\$116,000 (\$95.24/SFLA)					

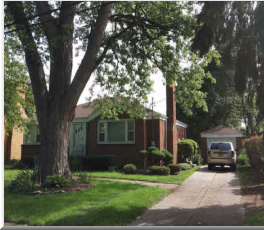
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-7-32	102.21-6-62	91.78-2-24	102.21-7-53	101.28-6-7
Owner	O'Brien, Barbara J	Huff, Anthony B	Kiristitz, Richard J	Sims, Cassandra	Wilson, Nadia T
Address	156 Parkedge Dr	64 David Ave	7 St James Rd	50 Parkedge Dr	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	104 x 86	30 x 135	46 x 130	40 x 141	50 x 130
Building Style	03 Split level	08 Old style	04 Cape cod	08 Old style	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1934 / 0	1948 / 0	1941 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 928	C Average 110	C Average 100	C Average 110	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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.0	2.0	1.7	2.0	1.7
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1062	1001	750	876	916
2nd Sty Area	0	936	0	768	600
Fin Bsmt/Fin Rec Rm	928 0	0 0	0 0	0 120	0 450
SFLA	1990	1937	1687	1644	1516
Att/Det Gar Sqft		396	280	624	300
Prior Land	\$13,500				
Prior Total	\$121,100				
Comp Land Estimate	\$14,000	\$8,000	\$10,000	\$10,000	\$10,000
Sale Date		10/19/2020	10/12/2018	11/21/2019	7/30/2019
Sale Price		\$137,000	\$125,122	\$146,500	\$102,000
Time Adj Sale Price		\$137,000	\$133,700	\$149,000	\$105,100
TADJSP/SQFT		\$70.73	\$79.25	\$90.63	\$66.02
Total Adj Factors	\$85,200	\$70,300	\$64,700	\$57,300	\$62,600
Adjusted Sale Price		\$151,900	\$154,200	\$176,900	\$127,600
Comparable Estimate	\$150,000 (\$75.38/SFLA)				

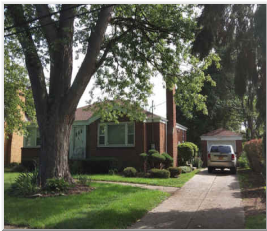


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-7-15	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8	101.36-6-2
Owner	Rushing, Dorothy	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Gregoire, Todd C
Address	5 Parkview Ter	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	9 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 90	65 x 128	79 x 100	76 x 100	51 x 100	54 x 98
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	1961 / 0	1945 / 0	1957 / 0	1956 / 0	1955 / 0	1950 / 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 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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	2	2
Full/Half Baths	2 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1454	1374	1330	1278	1169	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 280	0 0	0 0
SFLA	1454	1374	1330	1278	1169	988
Att/Det Gar Sqft	546	280	280	273	440	320
Prior Land	\$10,200					
Prior Total	\$92,960					
Comp Land Estimate	\$10,000	\$12,000	\$12,000	\$12,000	\$9,000	\$10,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020	7/18/2018
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900	\$100,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900	\$108,700
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57	\$110.02
Total Adj Factors	\$91,400	\$70,500	\$68,100	\$64,900	\$59,200	\$51,900
Adjusted Sale Price		\$123,800	\$163,200	\$146,500	\$152,100	\$148,200
Comparable Estimate	\$147,000 (\$101.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-16	101.36-5-16	101.44-2-4	101.36-14-12	101.36-6-2
Owner	Kilpatrick Lawrence	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Gregoire, Todd C
Address	6 Parkview Ter	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	80 x 90	65 x 128	79 x 100	76 x 100	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1945 / 0	1957 / 0	1956 / 0	1955 / 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 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	3	2	3	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	2651	1374	1330	1278	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 250	0 280	0 0
SFLA	2651	1374	1330	1278	988
Att/Det Gar Sqft	400	280	280	273	320
Prior Land	\$11,600				
Prior Total	\$118,690				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$10,000	\$9,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	7/18/2018
Sale Price		\$98,000	\$138,100	\$118,400	\$100,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$108,700
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$110.02
Total Adj Factors	\$122,200	\$70,500	\$68,100	\$64,900	\$51,900
Adjusted Sale Price		\$154,600	\$194,000	\$177,300	\$179,000
Comparable Estimate	\$178,000 (\$67.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-15	101.36-6-2	101.28-9-14	101.28-4-13	101.44-2-8
Owner	Bell, Yeshevie L	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Meinhold, Kelly C
Address	8 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	58 x 99	54 x 98	34 x 117	35 x 120	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1956 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1104	988	1085	1130	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1024	0 0	0 0	0 0	0 0
SFLA	1104	988	1085	1130	1169
Att/Det Gar Sqft	280	320	399	352	440
Prior Land	\$9,800				
Prior Total	\$84,660				
Comp Land Estimate	\$10,000	\$10,000	\$8,000	\$8,000	\$9,000
					\$12,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	8/19/2020
Sale Price		\$100,000	\$95,000	\$106,000	\$119,900
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$119,900
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$102.57
					\$74.89
Total Adj Factors	\$57,300	\$51,900	\$54,300	\$55,900	\$59,200
Adjusted Sale Price		\$114,100	\$98,000	\$111,300	\$118,000
					\$70,500
Comparable Estimate	\$106,000 (\$96.01/SFLA)				\$89,700

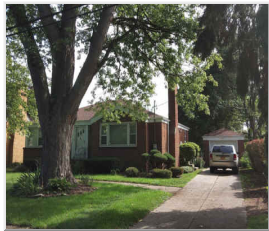
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-7-1	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8
Owner	Franklin, Janell	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C
Address	9 Parkview Ter	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	81 x 104	65 x 128	79 x 100	76 x 100	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1957 / 0	1956 / 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 No	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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	2
Full/Half Baths	1 / 1	1 / 0	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	1320	1374	1330	1278	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 478	0 0	0 250	0 280	0 0
SFLA	1320	1374	1330	1278	988
Att/Det Gar Sqft	540	280	280	273	440 320
Prior Land	\$12,400				
Prior Total	\$92,130				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$9,000 \$10,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020 7/18/2018
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900 \$100,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900 \$108,700
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57 \$110.02
Total Adj Factors	\$79,200	\$70,500	\$68,100	\$64,900	\$59,200 \$51,900
Adjusted Sale Price		\$111,600	\$151,000	\$134,300	\$139,900 \$136,000
Comparable Estimate	\$135,000 (\$102.27/SFLA)				

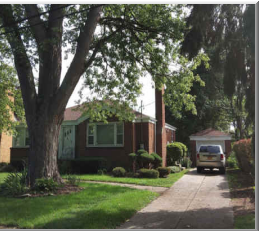
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-14	101.36-5-16	101.36-6-2	101.36-14-12	101.44-2-8
Owner	Slazak Joseph A	Peri, Gregory	Gregoire, Todd C	Soles, Viola D	Meinhold, Kelly C
Address	12 Parkview Ter	365 Pine Ridge Rd	9 Markus Dr	110 Alpine Pl	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	53 x 99	65 x 128	54 x 98	76 x 100	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1950 / 0	1956 / 0	1955 / 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 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	2	2	2	2	3
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	1232	1374	988	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 462	0 0	0 0	0 280	0 0
SFLA	1232	1374	988	1278	1169
Att/Det Gar Sqft	352	280	320	440	352
Prior Land	\$9,400				
Prior Total	\$85,490				
Comp Land Estimate	\$9,000	\$12,000	\$10,000	\$12,000	\$9,000
Sale Date		1/25/2019	7/18/2018	12/30/2019	8/19/2020
Sale Price		\$98,000	\$100,000	\$118,400	\$119,900
Time Adj Sale Price		\$102,900	\$108,700	\$120,000	\$119,900
TADJSP/SQFT		\$74.89	\$110.02	\$93.90	\$102.57
Total Adj Factors	\$64,400	\$70,500	\$51,900	\$64,900	\$59,200
Adjusted Sale Price		\$96,800	\$121,200	\$119,500	\$125,100
Comparable Estimate	\$116,000 (\$94.16/SFLA)				

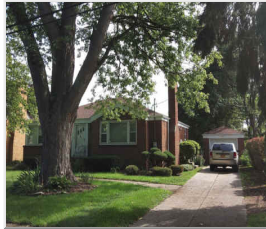


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-7-2	101.36-5-16	101.36-14-12	101.44-2-4	101.44-2-8	101.36-6-2
Owner	Lewis, Eddie J	Peri, Gregory	Soles, Viola D	Tyldus, Jessica L	Meinhold, Kelly C	Gregoire, Todd C
Address	15 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	155 Avery Pl	120 Alpine Pl	9 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 101	65 x 128	76 x 100	79 x 100	51 x 100	54 x 98
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	1945 / 0	1956 / 0	1957 / 0	1955 / 0	1950 / 0
Condition	4 Good	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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	2	2	3	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1296	1374	1278	1330	1169	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1296	0 0	0 280	0 250	0 0	0 0
SFLA	1296	1374	1278	1330	1169	988
Att/Det Gar Sqft	420	280	273	280	440	320
Prior Land	\$12,100					
Prior Total	\$91,300					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$9,000	\$10,000
Sale Date		1/25/2019	12/30/2019	12/24/2019	8/19/2020	7/18/2018
Sale Price		\$98,000	\$118,400	\$138,100	\$119,900	\$100,000
Time Adj Sale Price		\$102,900	\$120,000	\$139,900	\$119,900	\$108,700
TADJSP/SQFT		\$74.89	\$93.90	\$105.19	\$102.57	\$110.02
Total Adj Factors	\$82,800	\$70,500	\$64,900	\$68,100	\$59,200	\$51,900
Adjusted Sale Price		\$115,200	\$137,900	\$154,600	\$143,500	\$139,600
Comparable Estimate	\$138,000 (\$106.48/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-13	101.36-6-2	101.28-9-14	101.28-4-13	101.44-2-8
Owner	White, Frank	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Meinhold, Kelly C
Address	16 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	54 x 98	34 x 117	35 x 120	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1955 / 0	1945 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1104	988	1085	1130	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1104	988	1085	1130	1169
Att/Det Gar Sqft	352	320	399	352	440
Prior Land	\$9,000				
Prior Total	\$84,600				
Comp Land Estimate	\$9,000	\$10,000	\$8,000	\$8,000	\$9,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	8/19/2020
Sale Price		\$100,000	\$95,000	\$106,000	\$119,900
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$119,900
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$102.57
Total Adj Factors	\$56,500	\$51,900	\$54,300	\$55,900	\$59,200
Adjusted Sale Price		\$113,300	\$97,200	\$110,500	\$117,200
Comparable Estimate	\$105,000 (\$95.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-7-3	101.36-5-16	101.36-14-12	101.36-6-2	101.44-2-8
Owner	Barnes, Irving L	Peri, Gregory	Soles, Viola D	Gregoire, Todd C	Meinhold, Kelly C
Address	19 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	9 Markus Dr	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	65 x 128	76 x 100	54 x 98	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1956 / 0	1950 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air Yes	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	3	2	2	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1232	1374	1278	988	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 280	0 0	0 0
SFLA	1232	1374	1278	988	1169
Att/Det Gar Sqft	352	280	273	320	440
Prior Land	\$9,000				
Prior Total	\$83,000				
Comp Land Estimate	\$9,000	\$12,000	\$12,000	\$10,000	\$9,000
					\$8,000
Sale Date		1/25/2019	12/30/2019	7/18/2018	8/19/2020
Sale Price		\$98,000	\$118,400	\$100,000	\$119,900
Time Adj Sale Price		\$102,900	\$120,000	\$108,700	\$119,900
TADJSP/SQFT		\$74.89	\$93.90	\$110.02	\$102.57
					\$97.26
Total Adj Factors	\$61,300	\$70,500	\$64,900	\$51,900	\$55,900
Adjusted Sale Price		\$93,700	\$116,400	\$118,100	\$122,000
					\$115,300
Comparable Estimate	\$113,000 (\$91.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-6-12	101.36-6-2	101.28-9-14	101.28-4-13	101.44-2-8
Owner	Igbinigie, Osaretin	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Meinhold, Kelly C
Address	20 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	54 x 98	34 x 117	35 x 120	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1956 / 0	1955 / 0	1945 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1104	988	1085	1130	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 768	0 0	0 0	0 0	0 0
SFLA	1104	988	1085	1130	1169
Att/Det Gar Sqft	352	320	399	352	440
Prior Land	\$9,000				
Prior Total	\$84,660				
Comp Land Estimate	\$9,000	\$10,000	\$8,000	\$8,000	\$9,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	8/19/2020
Sale Price		\$100,000	\$95,000	\$106,000	\$119,900
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$119,900
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$102.57
Total Adj Factors	\$57,700	\$51,900	\$54,300	\$55,900	\$59,200
Adjusted Sale Price		\$114,500	\$98,400	\$111,700	\$118,400
Comparable Estimate	\$107,000 (\$96.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-7-4	101.36-5-16	101.36-14-12	101.36-6-2	101.44-2-8
Owner	Price, Lavella H	Peri, Gregory	Soles, Viola D	Gregoire, Todd C	Meinhold, Kelly C
Address	23 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	9 Markus Dr	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	65 x 128	76 x 100	54 x 98	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1956 / 0	1950 / 0	1955 / 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	2 Hot air No	2 Hot air Yes	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	3	2	2	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1232	1374	1278	988	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 280	0 0	0 0
SFLA	1232	1374	1278	988	1169
Att/Det Gar Sqft	280	280	273	320	440
Prior Land	\$9,000				
Prior Total	\$82,170				
Comp Land Estimate	\$9,000	\$12,000	\$12,000	\$10,000	\$9,000
Sale Date		1/25/2019	12/30/2019	7/18/2018	8/19/2020
Sale Price		\$98,000	\$118,400	\$100,000	\$119,900
Time Adj Sale Price		\$102,900	\$120,000	\$108,700	\$119,900
TADJSP/SQFT		\$74.89	\$93.90	\$110.02	\$102.57
Total Adj Factors	\$61,200	\$70,500	\$64,900	\$51,900	\$55,900
Adjusted Sale Price		\$93,600	\$116,300	\$118,000	\$121,900
Comparable Estimate	\$113,000 (\$91.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-6-11	101.36-5-16	101.36-14-12	101.36-6-2	101.28-4-13	101.44-2-8
Owner	Hauser Kathi	Peri, Gregory	Soles, Viola D	Gregoire, Todd C	Jackson, Maqus R	Meinhold, Kelly C
Address	24 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	9 Markus Dr	407 Pine Ridge Rd	120 Alpine Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	65 x 128	76 x 100	54 x 98	35 x 120	51 x 100
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	1945 / 0	1956 / 0	1950 / 0	1955 / 0	1955 / 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	2 Hot air Yes	2 Hot air No	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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	2	3	2
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	4 Full 0	4 Full 0
1st Sty Area	1240	1374	1278	988	1130	1169
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 280	0 0	0 0	0 0
SFLA	1240	1374	1278	988	1130	1169
Att/Det Gar Sqft		280	273	320	352	440
Prior Land	\$9,000					
Prior Total	\$80,510					
Comp Land Estimate	\$9,000	\$12,000	\$12,000	\$10,000	\$8,000	\$9,000
Sale Date		1/25/2019	12/30/2019	7/18/2018	5/13/2019	8/19/2020
Sale Price		\$98,000	\$118,400	\$100,000	\$106,000	\$119,900
Time Adj Sale Price		\$102,900	\$120,000	\$108,700	\$109,900	\$119,900
TADJSP/SQFT		\$74.89	\$93.90	\$110.02	\$97.26	\$102.57
Total Adj Factors	\$58,400	\$70,500	\$64,900	\$51,900	\$55,900	\$59,200
Adjusted Sale Price		\$90,800	\$113,500	\$115,200	\$112,400	\$119,100
Comparable Estimate	\$110,000 (\$88.71/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-6-10	101.36-5-16	101.44-2-4	101.36-14-12	101.36-6-2	101.28-4-13
Owner	Karpinski, James E	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Gregoire, Todd C	Jackson, Maqus R
Address	28 Parkview Ter	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	9 Markus Dr	407 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	65 x 128	79 x 100	76 x 100	54 x 98	35 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	1945 / 0	1957 / 0	1956 / 0	1950 / 0	1955 / 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 No	2 Hot air Yes	2 Hot air No
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	2	3	2	2	3
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1396	1374	1330	1278	988	1130
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 250	0 280	0 0	0 0
SFLA	1396	1374	1330	1278	988	1130
Att/Det Gar Sqft	440	280	280	273	320	352
Prior Land	\$9,000					
Prior Total	\$84,660					
Comp Land Estimate	\$9,000	\$12,000	\$12,000	\$12,000	\$10,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	7/18/2018	5/13/2019
Sale Price		\$98,000	\$138,100	\$118,400	\$100,000	\$106,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$108,700	\$109,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$110.02	\$97.26
Total Adj Factors	\$70,900	\$70,500	\$68,100	\$64,900	\$51,900	\$55,900
Adjusted Sale Price		\$103,300	\$142,700	\$126,000	\$127,700	\$124,900
Comparable Estimate	\$125,000 (\$89.54/SFLA)					

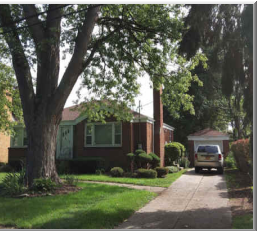
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-7-5	101.36-5-16	101.44-2-4	101.36-14-12	101.36-6-2
Owner	Heil, Sharon	Peri, Gregory	Tydus, Jessica L	Gregoire, Todd C	Meinhold, Kelly C
Address	29 Parkview Ter	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 100	65 x 128	79 x 100	54 x 98	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1945 / 0	1957 / 0	1956 / 0	1955 / 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	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	3	2	3	2	2
Full/Half Baths	1 / 1	1 / 0	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	1307	1374	1330	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 280	0 0
SFLA	1307	1374	1330	1278	1169
Att/Det Gar Sqft	420	280	280	273	440
Prior Land	\$11,600				
Prior Total	\$72,210				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$10,000	\$9,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	7/18/2018
Sale Price		\$98,000	\$138,100	\$118,400	\$100,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$108,700
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$110.02
Total Adj Factors	\$70,100	\$70,500	\$68,100	\$64,900	\$51,900
Adjusted Sale Price		\$102,500	\$141,900	\$125,200	\$126,900
Comparable Estimate	\$125,000 (\$95.64/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-6-9	101.36-6-2	101.28-9-14	101.28-4-13	101.44-2-8	101.36-5-16
Owner	Lewis, Alison L	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Meinhold, Kelly C	Peri, Gregory
Address	32 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	120 Alpine Pl	365 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	54 x 98	34 x 117	35 x 120	51 x 100	65 x 128
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	1950 / 0	1956 / 0	1955 / 0	1955 / 0	1945 / 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	2 Hot air Yes	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2	2
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	4 Full 0	4 Full 0
1st Sty Area	1100	988	1085	1130	1169	1374
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	1100	988	1085	1130	1169	1374
Att/Det Gar Sqft	440	320	399	352	440	280
Prior Land	\$9,000					
Prior Total	\$83,000					
Comp Land Estimate	\$9,000	\$10,000	\$8,000	\$8,000	\$9,000	\$12,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	8/19/2020	1/25/2019
Sale Price		\$100,000	\$95,000	\$106,000	\$119,900	\$98,000
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$119,900	\$102,900
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$102.57	\$74.89
Total Adj Factors	\$56,300	\$51,900	\$54,300	\$55,900	\$59,200	\$70,500
Adjusted Sale Price		\$113,100	\$97,000	\$110,300	\$117,000	\$88,700
Comparable Estimate	\$105,000 (\$95.45/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-7-6	101.36-5-16	101.44-2-4	101.36-14-12	101.36-6-2	101.28-4-13
Owner	Jones, Raphael D	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Gregoire, Todd C	Jackson, Maqus R
Address	35 Parkview Ter	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	9 Markus Dr	407 Pine Ridge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 100	65 x 128	79 x 100	76 x 100	54 x 98	35 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	1945 / 0	1957 / 0	1956 / 0	1950 / 0	1955 / 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 No	2 Hot air Yes	2 Hot air No
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	2	3	2	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	4 Full 0	4 Full 0
1st Sty Area	1320	1374	1330	1278	988	1130
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 280	0 0	0 0
SFLA	1320	1374	1330	1278	988	1130
Att/Det Gar Sqft	420	280	280	273	320	352
Prior Land	\$12,300					
Prior Total	\$71,380					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$10,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	7/18/2018	5/13/2019
Sale Price		\$98,000	\$138,100	\$118,400	\$100,000	\$106,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$108,700	\$109,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$110.02	\$97.26
Total Adj Factors	\$69,000	\$70,500	\$68,100	\$64,900	\$51,900	\$55,900
Adjusted Sale Price		\$101,400	\$140,800	\$124,100	\$125,800	\$123,000
Comparable Estimate	\$123,000 (\$93.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-14	101.36-6-2	101.28-9-14	101.28-4-13	101.44-2-8
Owner	Belete, Mulu-Tsehay	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Meinhold, Kelly C
Address	36 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	54 x 98	34 x 117	35 x 120	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	1 / 1	1 / 0	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	1104	988	1085	1130	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 0
SFLA	1104	988	1085	1130	1169
Att/Det Gar Sqft	352	320	399	352	440
Prior Land	\$9,000				
Prior Total	\$83,800				
Comp Land Estimate	\$9,000	\$10,000	\$8,000	\$8,000	\$9,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	8/19/2020
Sale Price		\$100,000	\$95,000	\$106,000	\$119,900
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$119,900
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$102.57
Total Adj Factors	\$57,100	\$51,900	\$54,300	\$55,900	\$59,200
Adjusted Sale Price		\$113,900	\$97,800	\$111,100	\$117,800
Comparable Estimate	\$106,000 (\$96.01/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-4-1	101.36-5-16	101.36-14-12	101.28-4-13	101.44-2-8
Owner	Gryczkowski, Walter E	Peri, Gregory	Soles, Viola D	Jackson, Maqus R	Meinhold, Kelly C
Address	39 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	407 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	83 x 73	65 x 128	76 x 100	54 x 98	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1945 / 0	1956 / 0	1950 / 0	1955 / 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	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	2	2
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	1240	1374	1278	988	1130
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 280	0 0	0 0
SFLA	1240	1374	1278	988	1130
Att/Det Gar Sqft	308	280	273	320	352
Prior Land	\$10,600				
Prior Total	\$85,490				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$10,000	\$9,000
Sale Date		1/25/2019	12/30/2019	7/18/2018	5/13/2019
Sale Price		\$98,000	\$118,400	\$100,000	\$106,000
Time Adj Sale Price		\$102,900	\$120,000	\$108,700	\$109,900
TADJSP/SQFT		\$74.89	\$93.90	\$110.02	\$97.26
Total Adj Factors	\$65,800	\$70,500	\$64,900	\$51,900	\$59,200
Adjusted Sale Price		\$98,200	\$120,900	\$122,600	\$119,800
Comparable Estimate	\$118,000 (\$95.16/SFLA)				

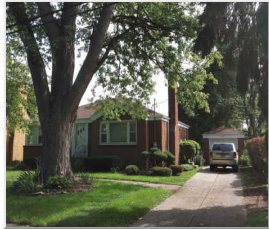
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-13	101.36-5-16	101.28-4-13	101.36-14-12	101.28-9-14
Owner	Ahmed, MD Riaz	Peri, Gregory	Jackson, Maqus R	Soles, Viola D	Gregoire, Todd C
Address	40 Parkview Ter	365 Pine Ridge Rd	407 Pine Ridge Rd	110 Alpine Pl	9 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 100	65 x 128	35 x 120	76 x 100	54 x 98
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1945 / 0	1955 / 0	1956 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air Yes	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	3	2	3	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1240	1374	1130	1278	1085
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 628	0 0	0 0	0 280	0 0
SFLA	1240	1374	1130	1278	1085
Att/Det Gar Sqft	294	280	352	320	399
Prior Land	\$9,000				
Prior Total	\$83,830				
Comp Land Estimate	\$9,000	\$12,000	\$8,000	\$12,000	\$8,000
Sale Date		1/25/2019	5/13/2019	12/30/2019	7/18/2018
Sale Price		\$98,000	\$106,000	\$118,400	\$100,000
Time Adj Sale Price		\$102,900	\$109,900	\$120,000	\$108,700
TADJSP/SQFT		\$74.89	\$97.26	\$93.90	\$110.02
Total Adj Factors	\$61,700	\$70,500	\$55,900	\$64,900	\$51,900
Adjusted Sale Price		\$94,100	\$115,700	\$116,800	\$118,500
Comparable Estimate	\$110,000 (\$88.71/SFLA)				

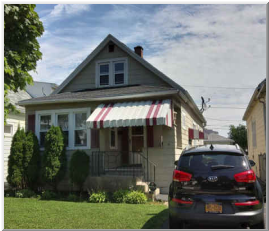
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-12	101.36-6-2	101.28-9-14	101.28-4-13	101.44-2-8
Owner	Williams, Terry M	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Meinhold, Kelly C
Address	44 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 103	54 x 98	34 x 117	35 x 120	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1955 / 0	1955 / 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 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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	1 / 1	1 / 0	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	1104	988	1085	1130	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	1104	988	1085	1130	1169
Att/Det Gar Sqft	352	320	399	352	440
Prior Land	\$9,200				
Prior Total	\$83,830				
Comp Land Estimate	\$9,000	\$10,000	\$8,000	\$8,000	\$9,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	8/19/2020
Sale Price		\$100,000	\$95,000	\$106,000	\$119,900
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$119,900
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$102.57
Total Adj Factors	\$57,400	\$51,900	\$54,300	\$55,900	\$59,200
Adjusted Sale Price		\$114,200	\$98,100	\$111,400	\$118,100
Comparable Estimate	\$113,000 (\$102.36/SFLA)				

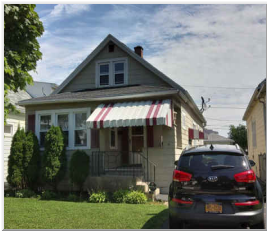


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.29-4-2	101.36-5-16	101.36-14-12	101.44-2-4	101.28-4-13	101.36-6-2
Owner	Nwaogwugwu, Blanche	Peri, Gregory	Soles, Viola D	Tydus, Jessica L	Jackson, Maqus R	Gregoire, Todd C
Address	47 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	155 Avery Pl	407 Pine Ridge Rd	9 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 113	65 x 128	76 x 100	79 x 100	35 x 120	54 x 98
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	1956 / 0	1945 / 0	1956 / 0	1957 / 0	1955 / 0	1950 / 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	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	2	2	3	3	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1288	1374	1278	1330	1130	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 280	0 250	0 0	0 0
SFLA	1288	1374	1278	1330	1130	988
Att/Det Gar Sqft	420	280	273	280	352	320
Prior Land	\$10,500					
Prior Total	\$72,210					
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$12,000	\$8,000	\$10,000
Sale Date		1/25/2019	12/30/2019	12/24/2019	5/13/2019	7/18/2018
Sale Price		\$98,000	\$118,400	\$138,100	\$106,000	\$100,000
Time Adj Sale Price		\$102,900	\$120,000	\$139,900	\$109,900	\$108,700
TADJSP/SQFT		\$74.89	\$93.90	\$105.19	\$97.26	\$110.02
Total Adj Factors	\$68,500	\$70,500	\$64,900	\$68,100	\$55,900	\$51,900
Adjusted Sale Price		\$100,900	\$123,600	\$140,300	\$122,500	\$125,300
Comparable Estimate	\$123,000 (\$95.5/SFLA)					

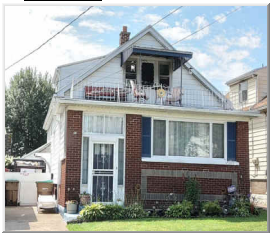
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-11	101.36-6-2	101.28-9-14	101.28-4-13	102.29-1-23
Owner	Dlugosz, Steven P	Gregoire, Todd C	Jamh WNY LLC	Jackson, Maqus R	Turchiarelli, Kevin
Address	48 Parkview Ter	9 Markus Dr	24 Bell St	407 Pine Ridge Rd	90 Markus Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 113	54 x 98	34 x 117	35 x 120	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1956 / 0	1955 / 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 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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1104	988	1085	1130	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	1104	988	1085	1130	940
Att/Det Gar Sqft	294	320	399	352	460
Prior Land	\$12,300				
Prior Total	\$86,200				
Comp Land Estimate	\$13,000	\$10,000	\$8,000	\$8,000	\$9,000
Sale Date		7/18/2018	9/29/2020	5/13/2019	9/24/2018
Sale Price		\$100,000	\$95,000	\$106,000	\$103,000
Time Adj Sale Price		\$108,700	\$95,000	\$109,900	\$110,700
TADJSP/SQFT		\$110.02	\$87.56	\$97.26	\$134.18
Total Adj Factors	\$59,000	\$51,900	\$54,300	\$55,900	\$48,100
Adjusted Sale Price		\$115,800	\$99,700	\$113,000	\$124,200
Comparable Estimate	\$110,000 (\$99.64/SFLA)				

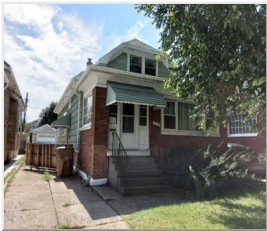
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.29-2-10	101.36-5-16	101.36-14-12	101.44-2-4	101.28-4-13
Owner	Whytas, Donald J	Peri, Gregory	Soles, Viola D	Tyodus, Jessica L	Jackson, Maqus R
Address	56 Parkview Ter	365 Pine Ridge Rd	110 Alpine Pl	155 Avery Pl	407 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	90 x 88	65 x 128	76 x 100	79 x 100	35 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1945 / 0	1956 / 0	1957 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air Yes	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	3	2	2	3	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1288	1374	1278	1330	1130
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 0	0 280	0 250	0 0
SFLA	1288	1374	1278	1330	1130
Att/Det Gar Sqft	400	280	273	280	352
Prior Land	\$12,300				
Prior Total	\$87,150				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$8,000
Sale Date		1/25/2019	12/30/2019	12/24/2019	5/13/2019
Sale Price		\$98,000	\$118,400	\$138,100	\$106,000
Time Adj Sale Price		\$102,900	\$120,000	\$139,900	\$109,900
TADJSP/SQFT		\$74.89	\$93.90	\$105.19	\$97.26
Total Adj Factors	\$67,500	\$70,500	\$64,900	\$68,100	\$55,900
Adjusted Sale Price		\$99,900	\$122,600	\$139,300	\$121,500
Comparable Estimate	\$122,000 (\$94.72/SFLA)				\$51,900

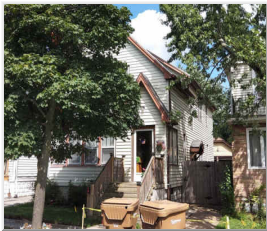
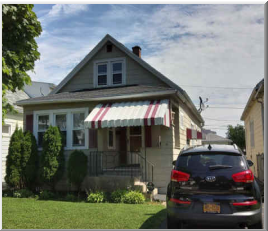
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-1	102.21-2-24	102.21-6-52	101.36-3-11	102.37-4-21
Owner	Langworthy, Andre E	Sinclair, Jake P	Arnold, Shai	Hollis, Conni A	Babingwa, Watimbwa C
Address	13 Peach Tree Rd	19 Rowland Rd	98 David Ave	82 Avery Pl	236 Straley Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	50 x 135	26 x 71	30 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1928 / 0	1927 / 0	1900 / 0	1927 / 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 95	C Average 100
Heat Type/Central Air	3 Hot wtr/strm No	2 Hot air Yes	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	1.0	1.3	1.0	1.7	1.5
Bedrooms	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1200	1023	1034	680	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1200	1300	1034	1105	1193
Att/Det Gar Sqft	216	266	320	200	280
Prior Land	\$7,700				
Prior Total	\$55,600				
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$5,000	\$7,000
Sale Date		4/4/2019	7/27/2018	3/14/2019	7/31/2018
Sale Price		\$85,000	\$100,000	\$85,000	\$113,200
Time Adj Sale Price		\$88,400	\$108,700	\$88,700	\$123,100
TADJSP/SQFT		\$68.00	\$105.13	\$80.27	\$103.19
Total Adj Factors	\$25,200	\$27,600	\$27,400	\$3,200	\$26,900
Adjusted Sale Price		\$86,000	\$106,500	\$110,700	\$121,400
Comparable Estimate	\$107,000 (\$89.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-2	102.21-2-24	102.21-6-52	101.36-3-11	102.37-4-21
Owner	Givens, Jessie V	Sinclair, Jake P	Arnold, Shai	Hollis, Conni A	Babingwa, Watimbwa C
Address	15 Peach Tree Rd	19 Rowland Rd	98 David Ave	82 Avery Pl	236 Straley Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	50 x 135	26 x 71	30 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1928 / 0	1927 / 0	1900 / 0	1927 / 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 95	C Average 100
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	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.3	1.0	1.7	1.5
Bedrooms	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1200	1023	1034	680	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1200	1300	1034	1105	1193
Att/Det Gar Sqft	682	266	320	200	280
Prior Land	\$7,700				
Prior Total	\$60,500				
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$5,000	\$7,000
Sale Date		4/4/2019	7/27/2018	3/14/2019	7/31/2018
Sale Price		\$85,000	\$100,000	\$85,000	\$113,200
Time Adj Sale Price		\$88,400	\$108,700	\$88,700	\$123,100
TADJSP/SQFT		\$68.00	\$105.13	\$80.27	\$103.19
Total Adj Factors	\$30,700	\$27,600	\$27,400	\$3,200	\$26,900
Adjusted Sale Price		\$91,500	\$112,000	\$116,200	\$126,900
Comparable Estimate	\$113,000 (\$94.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-3	101.28-7-27	91.77-1-8	102.21-4-14	102.21-4-13
Owner	Nshagayintwari, Thoma	Ahmed, Tanveer	Hawkins, Aaron	Bobbitt, Joann	Rahman, MD Abdur
Address	17 Peach Tree Rd	25 Pine Ridge Ter	44 Loxley Rd	11 Loxley Rd	17 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	40 x 114	41 x 124	35 x 120	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1926 / 0	1927 / 0	1929 / 0	1929 / 0	1913 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	1.5
Bedrooms	4	3	4	4	4
Full/Half Baths	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
1st Sty Area	1200	1272	973	972	1293
2nd Sty Area	0	0	882	882	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1830	1917	1855	1854	1843
Att/Det Gar Sqft	378	252	665	324	400
Prior Land	\$7,700				
Prior Total	\$65,900				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		11/29/2018	2/7/2020	7/5/2018	7/6/2018
Sale Price		\$98,000	\$92,500	\$85,500	\$100,000
Time Adj Sale Price		\$104,100	\$93,300	\$93,000	\$108,700
TADJSP/SQFT		\$54.30	\$50.30	\$50.16	\$58.98
Total Adj Factors	\$34,500	\$32,100	\$36,100	\$34,300	\$34,000
Adjusted Sale Price		\$106,500	\$91,700	\$93,200	\$109,200
Comparable Estimate	\$99,000 (\$54.1/SFLA)				

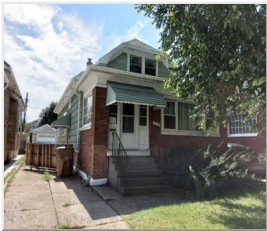
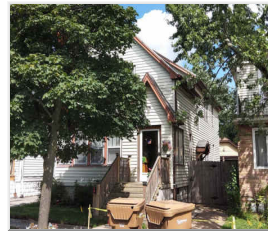
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-4	101.28-7-27	91.77-1-8	102.21-4-14	101.28-3-13
Owner	Wrobel, Todd J	Ahmed, Tanveer	Hawkins, Aaron	Bobbitt, Joann	Rahman, MD Abdur
Address	21 Peach Tree Rd	25 Pine Ridge Ter	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	40 x 114	41 x 124	35 x 120	35 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1929 / 0	1929 / 0	1913 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	1.5
Bedrooms	4	3	4	4	4
Full/Half Baths	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
1st Sty Area	1200	1272	973	972	1293
2nd Sty Area	0	0	882	882	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1830	1917	1855	1854	1843
Att/Det Gar Sqft	357	252	665	324	400
Prior Land	\$7,700				
Prior Total	\$65,200				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		11/29/2018	2/7/2020	7/5/2018	7/6/2018
Sale Price		\$98,000	\$92,500	\$85,500	\$100,000
Time Adj Sale Price		\$104,100	\$93,300	\$93,000	\$108,700
TADJSP/SQFT		\$54.30	\$50.30	\$50.16	\$58.98
Total Adj Factors	\$34,300	\$32,100	\$36,100	\$34,300	\$34,000
Adjusted Sale Price		\$106,300	\$91,500	\$93,000	\$109,000
Comparable Estimate	\$99,000 (\$54.1/SFLA)				

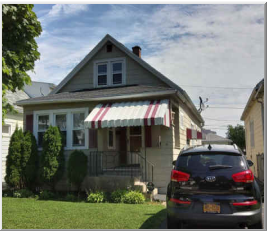
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-5	91.77-1-3	102.21-2-24	90.76-3-21	91.77-3-14
Owner	McDuffie James E	Johnson, Teourialeir G	Sinclair, Jake P	Sarki, Subash	Dierdorf, Justin
Address	25 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	22 Marne Rd	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	36 x 120	34 x 120	34 x 120	35 x 103	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1928 / 0	1930 / 0	1941 / 0
Condition	2 Fair	3 Normal	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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.3	1.3	1.3	1.3	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 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	1200	1136	1023	1116	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 120
SFLA	1502	1494	1300	1451	1644
Att/Det Gar Sqft	216	216	266	280	624
Prior Land	\$8,400				
Prior Total	\$53,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/23/2020	4/4/2019	9/11/2020	11/21/2019
Sale Price		\$116,000	\$85,000	\$120,000	\$146,500
Time Adj Sale Price		\$116,000	\$88,400	\$120,000	\$149,000
TADJSP/SQFT		\$77.64	\$68.00	\$82.70	\$90.63
Total Adj Factors	\$16,400	\$29,200	\$27,600	\$33,800	\$57,300
Adjusted Sale Price		\$103,200	\$77,200	\$102,600	\$108,100
Comparable Estimate	\$94,000 (\$62.58/SFLA)				\$32,400

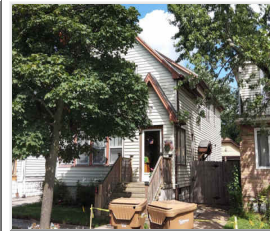
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-6	102.21-6-62	91.77-1-3	91.77-3-14	102.21-2-24
Owner	Ellis, Willie F	Huff, Anthony B	Johnson, Teourialeir G	Dierdorf, Justin	Perez, Hector E
Address	27 Peach Tree Rd	64 David Ave	2501 Genesee St	35 George Urban Blvd	53 Preston Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	30 x 135	34 x 120	40 x 141	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1927 / 0	1934 / 0	1930 / 0	1941 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	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	2 / N	0 / N
Stories	1.5	2.0	1.3	2.0	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1001	1136	876	1100
2nd Sty Area	0	936	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0
SFLA	1704	1937	1494	1644	1678
Att/Det Gar Sqft	396	396	216	624	308
Prior Land	\$7,700				
Prior Total	\$81,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/19/2020	10/23/2020	11/21/2019	8/13/2020
Sale Price		\$137,000	\$116,000	\$146,500	\$116,000
Time Adj Sale Price		\$137,000	\$116,000	\$149,000	\$116,000
TADJSP/SQFT		\$70.73	\$77.64	\$90.63	\$69.13
Total Adj Factors	\$35,800	\$70,300	\$29,200	\$57,300	\$35,500
Adjusted Sale Price		\$102,500	\$122,600	\$127,500	\$116,300
Comparable Estimate	\$113,000 (\$66.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-5-7	101.28-7-27	91.77-1-8	102.21-4-14	101.28-3-13
Owner	Mackowski, Eleanor T	Ahmed, Tanveer	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam
Address	31 Peach Tree Rd	25 Pine Ridge Ter	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	40 x 114	41 x 124	35 x 120	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1929 / 0	1929 / 0	1930 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	1.5
Bedrooms	5	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1272	973	972	1293
2nd Sty Area	0	0	882	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1830	1917	1855	1854	1820
Att/Det Gar Sqft	340	252	665	324	400
Prior Land	\$7,700				
Prior Total	\$63,900				
Comp Land Estimate	\$8,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		11/29/2018	2/7/2020	7/5/2018	10/8/2018
Sale Price		\$98,000	\$92,500	\$85,500	\$85,000
Time Adj Sale Price		\$104,100	\$93,300	\$93,000	\$90,800
TADJSP/SQFT		\$54.30	\$50.30	\$50.16	\$49.89
Total Adj Factors	\$34,200	\$32,100	\$36,100	\$34,300	\$31,500
Adjusted Sale Price		\$106,200	\$91,400	\$92,900	\$93,500
Comparable Estimate	\$99,000 (\$54.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-1	102.21-4-14	91.77-1-8	101.28-7-27	101.28-3-13
Owner	Rizzo, Deanna J	Bobbitt, Joann	Hawkins, Aaron	Ahmed, Tanveer	Rahman, MD Abdur
Address	35 Peach Tree Rd	11 Loxley Rd	44 Loxley Rd	25 Pine Ridge Ter	17 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	41 x 124	40 x 114	35 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	04 Composition	06 Stucco
Year Built/Eff Yr Built	1920 / 0	1929 / 0	1929 / 0	1927 / 0	1913 / 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 No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5
Bedrooms	3	4	4	3	4
Full/Half Baths	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
1st Sty Area	1200	972	973	1272	1293
2nd Sty Area	0	882	882	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1830	1854	1855	1917	1843
Att/Det Gar Sqft		324	665	252	400
Prior Land	\$7,700				
Prior Total	\$57,900				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000
Sale Date		7/5/2018	2/7/2020	11/29/2018	7/6/2018
Sale Price		\$85,500	\$92,500	\$98,000	\$100,000
Time Adj Sale Price		\$93,000	\$93,300	\$104,100	\$108,700
TADJSP/SQFT		\$50.16	\$50.30	\$54.30	\$58.98
Total Adj Factors	\$28,700	\$34,300	\$36,100	\$32,100	\$34,000
Adjusted Sale Price		\$87,400	\$85,900	\$100,700	\$103,400
Comparable Estimate	\$93,000 (\$50.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-2	91.77-1-3	102.21-2-24	90.76-3-21	91.77-3-14
Owner	Bonner, Linda J	Johnson, Teourialeir G	Sinclair, Jake P	Sarki, Subash	Dierdorf, Justin
Address	37 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	22 Marne Rd	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	35 x 103	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1930 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.3	1.3	1.3	1.3	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	1200	1136	1023	1116	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 120
SFLA	1502	1494	1300	1451	1644
Att/Det Gar Sqft	420	216	266	280	624
Prior Land	\$7,700				
Prior Total	\$65,400				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/23/2020	4/4/2019	9/11/2020	11/21/2019
Sale Price		\$116,000	\$85,000	\$120,000	\$146,500
Time Adj Sale Price		\$116,000	\$88,400	\$120,000	\$149,000
TADJSP/SQFT		\$77.64	\$68.00	\$82.70	\$90.63
Total Adj Factors	\$33,000	\$29,200	\$27,600	\$33,800	\$57,300
Adjusted Sale Price		\$119,800	\$93,800	\$119,200	\$124,700
Comparable Estimate	\$111,000 (\$73.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-3	102.21-2-24	91.77-1-3	102.21-6-52	101.36-1-4
Owner	Miller, Horace L Jr	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Parven, Farzana
Address	41 Peach Tree Rd	19 Rowland Rd	2501 Genesee St	98 David Ave	57 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	50 x 135	60 x 112
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1930 / 0	1927 / 0	1930 / 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 Yes	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	1.3	1.3	1.3	1.0	1.3
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	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	1200	1023	1136	1034	676
2nd Sty Area	0	0	0	0	702
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 900
SFLA	1344	1300	1494	1034	1378
Att/Det Gar Sqft	440	266	216	320	308
Prior Land	\$7,700				
Prior Total	\$60,300				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$11,000
Sale Date		4/4/2019	10/23/2020	7/27/2018	8/9/2019
Sale Price		\$85,000	\$116,000	\$100,000	\$90,000
Time Adj Sale Price		\$88,400	\$116,000	\$108,700	\$92,400
TADJSP/SQFT		\$68.00	\$77.64	\$105.13	\$67.05
Total Adj Factors	\$30,900	\$27,600	\$29,200	\$27,400	\$32,400
Adjusted Sale Price		\$91,700	\$117,700	\$112,200	\$90,900
Comparable Estimate	\$106,000 (\$78.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-4	91.77-1-3	102.21-2-24	91.77-3-14	102.21-6-62
Owner	Kibinda, John	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Sarki, Subash
Address	45 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	40 x 141	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1941 / 0	1930 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.3	1.3	2.0	1.3
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1136	1023	876	1116
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 900
SFLA	1502	1494	1300	1644	1451
Att/Det Gar Sqft	360	216	266	624	280
Prior Land	\$7,700				
Prior Total	\$65,700				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	9/11/2020
Sale Price		\$116,000	\$85,000	\$146,500	\$120,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$120,000
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$82.70
Total Adj Factors	\$33,600	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$120,400	\$94,400	\$125,300	\$119,800
Comparable Estimate	\$112,000 (\$74.57/SFLA)				

Subject

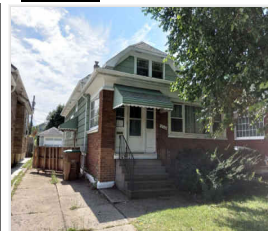
Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-5	102.21-2-24	102.21-6-52	91.77-1-3	102.37-4-21	101.36-3-11
Owner	Vispi, Joseph C Jr	Sinclair, Jake P	Arnold, Shai	Johnson, Teourialeir G	Babingwa, Watimbwa C	Hollis, Conni A
Address	49 Peach Tree Rd	19 Rowland Rd	98 David Ave	2501 Genesee St	236 Straley Ave	82 Avery Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	34 x 120	50 x 135	34 x 120	30 x 130	26 x 71
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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 0	1930 / 0	1927 / 0	1900 / 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 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.0	1.3	1.0	1.3	1.5	1.7
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	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	2 Crawl 0
1st Sty Area	1176	1023	1034	1136	912	680
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	1176	1300	1034	1494	1193	1105
Att/Det Gar Sqft	324	266	320	216	280	200
Prior Land	\$7,700					
Prior Total	\$53,200					
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$8,000	\$7,000	\$5,000
Sale Date		4/4/2019	7/27/2018	10/23/2020	7/31/2018	3/14/2019
Sale Price		\$85,000	\$100,000	\$116,000	\$113,200	\$85,000
Time Adj Sale Price		\$88,400	\$108,700	\$116,000	\$123,100	\$88,700
TADJSP/SQFT		\$68.00	\$105.13	\$77.64	\$103.19	\$80.27
Total Adj Factors	\$27,500	\$27,600	\$27,400	\$29,200	\$26,900	\$3,200
Adjusted Sale Price		\$88,300	\$108,800	\$114,300	\$123,700	\$113,000
Comparable Estimate	\$110,000 (\$93.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-6	102.21-4-14	91.77-1-8	102.21-4-4	101.28-7-27
Owner	Hoffmann, Russell J	Bobbitt, Joann	Hawkins, Aaron	Mir, Torikulislam	Ahmed, Tanveer
Address	53 Peach Tree Rd	11 Loxley Rd	44 Loxley Rd	24 Pendennis Pl	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	41 x 124	35 x 129	40 x 114
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1930 / 0	1927 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	4	3
Full/Half Baths	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
1st Sty Area	1030	972	973	959	1272
2nd Sty Area	704	882	882	861	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1858	1854	1855	1820	1917
Att/Det Gar Sqft		324	665		252
Prior Land	\$8,300				
Prior Total	\$59,600				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000
Sale Date		7/5/2018	2/7/2020	10/8/2018	11/29/2018
Sale Price		\$85,500	\$92,500	\$85,000	\$98,000
Time Adj Sale Price		\$93,000	\$93,300	\$90,800	\$104,100
TADJSP/SQFT		\$50.16	\$50.30	\$49.89	\$54.30
Total Adj Factors	\$32,200	\$34,300	\$36,100	\$31,500	\$32,100
Adjusted Sale Price		\$90,900	\$89,400	\$91,500	\$104,200
Comparable Estimate	\$92,000 (\$49.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-7	102.21-4-14	91.77-1-8	101.28-7-27	102.21-5-15
Owner	Paradowski Michael W	Bobbitt, Joann	Hawkins, Aaron	Ahmed, Tanveer	A & Z BD, Inc.
Address	55 Peach Tree Rd	11 Loxley Rd	44 Loxley Rd	25 Pine Ridge Ter	25 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	41 x 124	40 x 114	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1927 / 0	1930 / 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 No	2 Hot air No
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	4	4	4	3	4
Full/Half Baths	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
1st Sty Area	1054	972	973	1272	1007
2nd Sty Area	704	882	882	0	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1882	1854	1855	1917	1909
Att/Det Gar Sqft	324	324	665	252	360
Prior Land	\$7,700				
Prior Total	\$60,800				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000
Sale Date		7/5/2018	2/7/2020	11/29/2018	1/17/2020
Sale Price		\$85,500	\$92,500	\$98,000	\$85,000
Time Adj Sale Price		\$93,000	\$93,300	\$104,100	\$85,900
TADJSP/SQFT		\$50.16	\$50.30	\$54.30	\$45.00
Total Adj Factors	\$31,800	\$34,300	\$36,100	\$32,100	\$35,500
Adjusted Sale Price		\$90,500	\$89,000	\$103,800	\$82,200
Comparable Estimate	\$91,000 (\$48.35/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-8	102.21-4-14	91.77-1-8	101.28-7-27	102.21-4-4	102.21-5-15
Owner	Hawkins, Adam	Bobbitt, Joann	Hawkins, Aaron	Ahmed, Tanveer	Mir, Torikulislam	A & Z BD, Inc.
Address	59 Peach Tree Rd	11 Loxley Rd	44 Loxley Rd	25 Pine Ridge Ter	24 Pendennis Pl	25 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 120	41 x 124	40 x 114	35 x 129	35 x 133
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1927 / 0	1930 / 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 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 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	2.0
Bedrooms	4	4	4	3	4	4
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	1046	972	973	1272	959	1007
2nd Sty Area	704	882	882	0	861	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0	0 0
SFLA	1874	1854	1855	1917	1820	1909
Att/Det Gar Sqft	324	324	665	252		360
Prior Land	\$7,700					
Prior Total	\$79,000					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		7/5/2018	2/7/2020	11/29/2018	10/8/2018	1/17/2020
Sale Price		\$85,500	\$92,500	\$98,000	\$85,000	\$85,000
Time Adj Sale Price		\$93,000	\$93,300	\$104,100	\$90,800	\$85,900
TADJSP/SQFT		\$50.16	\$50.30	\$54.30	\$49.89	\$45.00
Total Adj Factors	\$50,800	\$34,300	\$36,100	\$32,100	\$31,500	\$35,500
Adjusted Sale Price		\$109,500	\$108,000	\$122,800	\$110,100	\$101,200
Comparable Estimate	\$110,000 (\$58.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-9	91.77-1-3	102.21-2-24	90.76-3-21	102.21-3-14
Owner	James, Paulette V	Johnson, Teourialeir G	Sinclair, Jake P	Sarki, Subash	Dierdorf, Justin
Address	63 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	22 Marne Rd	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	35 x 103	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1930 / 0	1941 / 0
Condition	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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.3	1.3	1.3	1.3	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	1176	1136	1023	1116	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 900	0 120
SFLA	1464	1494	1300	1451	1644
Att/Det Gar Sqft	240	216	266	280	624
Prior Land	\$7,700				
Prior Total	\$67,700				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/23/2020	4/4/2019	9/11/2020	11/21/2019
Sale Price		\$116,000	\$85,000	\$120,000	\$146,500
Time Adj Sale Price		\$116,000	\$88,400	\$120,000	\$149,000
TADJSP/SQFT		\$77.64	\$68.00	\$82.70	\$90.63
Total Adj Factors	\$41,300	\$29,200	\$27,600	\$33,800	\$57,300
Adjusted Sale Price		\$128,100	\$102,100	\$127,500	\$133,000
Comparable Estimate	\$123,000 (\$84.02/SFLA)				\$122,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-10	102.21-4-14	91.77-1-8	102.21-4-4	101.28-7-27
Owner	Hatch Edna M	Bobbitt, Joann	Hawkins, Aaron	Mir, Torikulislam	Ahmed, Tanveer
Address	67 Peach Tree Rd	11 Loxley Rd	44 Loxley Rd	24 Pendennis Pl	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	41 x 124	35 x 129	40 x 114
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1929 / 0	1930 / 0	1927 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	4	3
Full/Half Baths	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
1st Sty Area	1166	972	973	959	1272
2nd Sty Area	572	882	882	861	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1856	1854	1855	1820	1917
Att/Det Gar Sqft	480	324	665	252	480
Prior Land	\$7,700				
Prior Total	\$69,200				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		7/5/2018	2/7/2020	10/8/2018	11/29/2018
Sale Price		\$85,500	\$92,500	\$85,000	\$98,000
Time Adj Sale Price		\$93,000	\$93,300	\$90,800	\$104,100
TADJSP/SQFT		\$50.16	\$50.30	\$49.89	\$54.30
Total Adj Factors	\$36,900	\$34,300	\$36,100	\$31,500	\$32,100
Adjusted Sale Price		\$95,600	\$94,100	\$96,200	\$108,900
Comparable Estimate	\$105,000 (\$56.57/SFLA)				



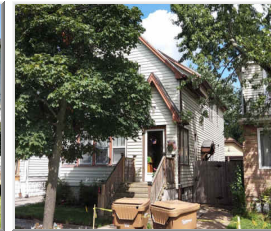
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-11	91.77-1-3	102.21-2-24	91.77-3-14	102.21-6-62	90.76-3-21
Owner	Damasiewicz Virginia	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Huff, Anthony B	Sarki, Subash
Address	69 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	64 David Ave	22 Marne 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	40 x 141	30 x 135	35 x 103
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	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1928 / 0	1941 / 0	1934 / 0	1930 / 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 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	2.0	2.0	1.3
Bedrooms	3	4	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	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	1172	1136	1023	876	1001	1116
2nd Sty Area	0	0	0	768	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0	0 900
SFLA	1515	1494	1300	1644	1937	1451
Att/Det Gar Sqft	380	216	266	624	396	280
Prior Land	\$7,700					
Prior Total	\$62,400					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	10/19/2020	9/11/2020
Sale Price		\$116,000	\$85,000	\$146,500	\$137,000	\$120,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$137,000	\$120,000
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$70.73	\$82.70
Total Adj Factors	\$32,900	\$29,200	\$27,600	\$57,300	\$70,300	\$33,800
Adjusted Sale Price		\$119,700	\$93,700	\$124,600	\$99,600	\$119,100
Comparable Estimate	\$111,000 (\$73.27/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-12	102.21-4-14	102.21-5-15	101.28-7-27	101.28-11-15	91.77-1-8
Owner	Clark, Andrew	Bobbitt, Joann	A & Z BD, Inc.	Ahmed, Tanveer	Hodges, Taylor	Hawkins, Aaron
Address	73 Peach Tree Rd	11 Loxley Rd	25 Pendennis Pl	25 Pine Ridge Ter	34 Olcott Pl	44 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 133	40 x 114	30 x 133	41 x 124
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	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1929 / 0	1927 / 0	1927 / 0	1946 / 0	1929 / 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	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	2.0
Bedrooms	5	4	4	3	4	4
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	3 Partial 0	4 Full 0
1st Sty Area	1164	972	1007	1272	1056	973
2nd Sty Area	1012	882	902	0	1056	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 504
SFLA	2176	1854	1909	1917	2112	1855
Att/Det Gar Sqft	400	324	360	252	756	665
Prior Land	\$7,700					
Prior Total	\$80,000					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$7,000	\$9,000
Sale Date		7/5/2018	1/17/2020	11/29/2018	12/6/2018	2/7/2020
Sale Price		\$85,500	\$85,000	\$98,000	\$106,000	\$92,500
Time Adj Sale Price		\$93,000	\$85,900	\$104,100	\$112,000	\$93,300
TADJSP/SQFT		\$50.16	\$45.00	\$54.30	\$53.03	\$50.30
Total Adj Factors	\$35,400	\$34,300	\$35,500	\$32,100	\$40,200	\$36,100
Adjusted Sale Price		\$94,100	\$85,800	\$107,400	\$107,200	\$92,600
Comparable Estimate	\$97,000 (\$44.58/SFLA)					

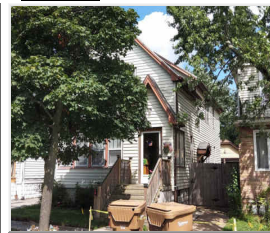


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-13	102.21-4-14	102.21-5-15	91.77-1-8	101.28-11-15	101.28-7-27
Owner	Weekley, Donna M	Bobbitt, Joann	A & Z BD, Inc.	Hawkins, Aaron	Hodges, Taylor	Ahmed, Tanveer
Address	77 Peach Tree Rd	11 Loxley Rd	25 Pendennis Pl	44 Loxley Rd	34 Olcott Pl	25 Pine Ridge Ter
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 133	41 x 124	30 x 133	40 x 114
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	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1927 / 0	1929 / 0	1946 / 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 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	2.0	2.0	1.5
Bedrooms	5	4	4	4	4	3
Full/Half Baths	2 / 1	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	3 Partial 0	4 Full 0
1st Sty Area	1172	972	1007	973	1056	1272
2nd Sty Area	960	882	902	882	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	2132	1854	1909	1855	2112	1917
Att/Det Gar Sqft	400	324	360	665	756	252
Prior Land	\$7,700					
Prior Total	\$75,700					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$7,000	\$9,000
Sale Date		7/5/2018	1/17/2020	2/7/2020	12/6/2018	11/29/2018
Sale Price		\$85,500	\$85,000	\$92,500	\$106,000	\$98,000
Time Adj Sale Price		\$93,000	\$85,900	\$93,300	\$112,000	\$104,100
TADJSP/SQFT		\$50.16	\$45.00	\$50.30	\$53.03	\$54.30
Total Adj Factors	\$39,200	\$34,300	\$35,500	\$36,100	\$40,200	\$32,100
Adjusted Sale Price		\$97,900	\$89,600	\$96,400	\$111,000	\$111,200
Comparable Estimate	\$101,000 (\$47.37/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-14	91.77-1-3	102.21-2-24	91.77-3-14	102.21-6-62
Owner	Duggan, Mary F	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Huff, Anthony B
Address	81 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	64 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	40 x 141	30 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1941 / 0	1934 / 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 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.3	1.3	2.0	2.0
Bedrooms	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1218	1136	1023	876	1001
2nd Sty Area	0	0	0	768	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0
SFLA	1521	1494	1300	1644	1937
Att/Det Gar Sqft	324	216	266	624	396
Prior Land	\$7,700				
Prior Total	\$60,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	10/19/2020
Sale Price		\$116,000	\$85,000	\$146,500	\$137,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$137,000
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$70.73
Total Adj Factors	\$32,500	\$29,200	\$27,600	\$57,300	\$70,300
Adjusted Sale Price		\$119,300	\$93,300	\$124,200	\$99,200
Comparable Estimate	\$111,000 (\$72.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-15	102.21-4-14	102.21-5-15	91.77-1-8	101.28-7-27	102.21-4-4
Owner	Murie, David	Bobbitt, Joann	A & Z BD, Inc.	Hawkins, Aaron	Ahmed, Tanveer	Mir, Torikulislam
Address	83 Peach Tree Rd	11 Loxley Rd	25 Pendennis Pl	44 Loxley Rd	25 Pine Ridge Ter	24 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 133	41 x 124	40 x 114	35 x 129
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	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1929 / 0	1927 / 0	1929 / 0	1927 / 0	1930 / 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	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	4	4	4	3	4
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	1218	972	1007	973	1272	959
2nd Sty Area	598	882	902	882	0	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	1940	1854	1909	1855	1917	1820
Att/Det Gar Sqft		324	360	665	252	
Prior Land	\$7,700					
Prior Total	\$68,300					
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		7/5/2018	1/17/2020	2/7/2020	11/29/2018	10/8/2018
Sale Price		\$85,500	\$85,000	\$92,500	\$98,000	\$85,000
Time Adj Sale Price		\$93,000	\$85,900	\$93,300	\$104,100	\$90,800
TADJSP/SQFT		\$50.16	\$45.00	\$50.30	\$54.30	\$49.89
Total Adj Factors	\$32,700	\$34,300	\$35,500	\$36,100	\$32,100	\$31,500
Adjusted Sale Price		\$91,400	\$83,100	\$89,900	\$104,700	\$92,000
Comparable Estimate	\$92,000 (\$47.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-16	91.77-1-3	91.77-3-14	102.21-2-24	102.21-6-62
Owner	Gude, Brandon S	Johnson, Teourialeir G	Dierdorf, Justin	Sinclair, Jake P	Huff, Anthony B
Address	87 Peach Tree Rd	2501 Genesee St	35 George Urban Blvd	19 Rowland Rd	64 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	40 x 141	34 x 120	30 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1930 / 0	1941 / 0	1928 / 0	1934 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.3	1.3	2.0	1.3	2.0
Bedrooms	4	4	3	3	4
Full/Half Baths	1 / 0	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
1st Sty Area	1220	1136	876	1023	1001
2nd Sty Area	0	0	768	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0
SFLA	1563	1494	1644	1300	1937
Att/Det Gar Sqft	378	216	624	266	396
Prior Land	\$7,700				
Prior Total	\$71,300				
Comp Land Estimate	\$8,000	\$8,000	\$10,000	\$8,000	\$8,000
Sale Date		10/23/2020	11/21/2019	4/4/2019	10/19/2020
Sale Price		\$116,000	\$146,500	\$85,000	\$137,000
Time Adj Sale Price		\$116,000	\$149,000	\$88,400	\$137,000
TADJSP/SQFT		\$77.64	\$90.63	\$68.00	\$70.73
Total Adj Factors	\$25,800	\$29,200	\$57,300	\$27,600	\$70,300
Adjusted Sale Price		\$112,600	\$117,500	\$86,600	\$92,500
Comparable Estimate	\$103,000 (\$65.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-17	102.21-3-17	102.21-4-14	102.21-4-4	102.22-8-4
Owner	Antwi, Kwame	Eady, Aaron N	Bobbitt, Joann	Mir, Torikulislam	Cruver, Thomas E
Address	91 Peach Tree Rd	15 Winkler Rd	11 Loxley Rd	24 Pendennis Pl	11 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 120	35 x 129	50 x 176
Building 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	04 Composition
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1929 / 0	1930 / 0	1928 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1243	1078	972	959	904
2nd Sty Area	0	0	882	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1655	1854	1820	1798
Att/Det Gar Sqft	400	480	324	399	665
Prior Land	\$7,700				
Prior Total	\$70,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$9,000	\$12,000
Sale Date		7/27/2018	7/5/2018	10/8/2018	8/19/2019
Sale Price		\$90,552	\$85,500	\$85,000	\$132,250
Time Adj Sale Price		\$98,400	\$93,000	\$90,800	\$135,800
TADJSP/SQFT		\$59.46	\$50.16	\$49.89	\$75.53
Total Adj Factors	\$33,800	\$33,300	\$34,300	\$31,500	\$38,700
Adjusted Sale Price		\$98,900	\$92,500	\$93,100	\$130,900
Comparable Estimate	\$101,000 (\$57.39/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-18	102.21-2-24	102.21-6-52	91.77-1-3	102.37-4-21	101.36-3-11
Owner	Szczerba, William	Sinclair, Jake P	Arnold, Shai	Johnson, Teourialeir G	Babingwa, Watimbwa C	Hollis, Conni A
Address	95 Peach Tree Rd	19 Rowland Rd	98 David Ave	2501 Genesee St	236 Straley Ave	82 Avery Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	34 x 120	50 x 135	34 x 120	30 x 130	26 x 71
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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1927 / 0	1930 / 0	1927 / 0	1900 / 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 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.0	1.3	1.0	1.3	1.5	1.7
Bedrooms	2	3	3	4	4	3
Full/Half Baths	1 / 0	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	2 Crawl 0
1st Sty Area	1196	1023	1034	1136	912	680
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	1196	1300	1034	1494	1193	1105
Att/Det Gar Sqft	528	266	320	216	280	200
Prior Land	\$7,700					
Prior Total	\$53,800					
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$8,000	\$7,000	\$5,000
Sale Date		4/4/2019	7/27/2018	10/23/2020	7/31/2018	3/14/2019
Sale Price		\$85,000	\$100,000	\$116,000	\$113,200	\$85,000
Time Adj Sale Price		\$88,400	\$108,700	\$116,000	\$123,100	\$88,700
TADJSP/SQFT		\$68.00	\$105.13	\$77.64	\$103.19	\$80.27
Total Adj Factors	\$29,500	\$27,600	\$27,400	\$29,200	\$26,900	\$3,200
Adjusted Sale Price		\$90,300	\$110,800	\$116,300	\$125,700	\$115,000
Comparable Estimate	\$112,000 (\$93.65/SFLA)					

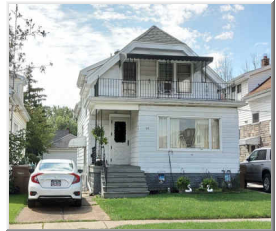
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-19	102.21-4-14	102.21-5-15	102.21-4-4	101.28-7-27
Owner	Griffin, Dawn	Bobbitt, Joann	A & Z BD, Inc.	Mir, Torikulislam	Ahmed, Tanveer
Address	97 Peach Tree Rd	11 Loxley Rd	25 Pendennis Pl	24 Pendennis Pl	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 133	41 x 124	40 x 114
Building 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	04 Composition	04 Composition
Year Built/Eff Yr Built	1928 / 0	1929 / 0	1927 / 0	1929 / 0	1927 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	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
1st Sty Area	1220	972	1007	973	1272
2nd Sty Area	0	882	902	882	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	1982	1854	1909	1855	1820
Att/Det Gar Sqft	580	324	360	665	252
Prior Land	\$7,700				
Prior Total	\$76,900				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000
Sale Date		7/5/2018	1/17/2020	2/7/2020	10/8/2018
Sale Price		\$85,500	\$85,000	\$92,500	\$85,000
Time Adj Sale Price		\$93,000	\$85,900	\$93,300	\$90,800
TADJSP/SQFT		\$50.16	\$45.00	\$50.30	\$49.89
Total Adj Factors	\$39,200	\$34,300	\$35,500	\$36,100	\$31,500
Adjusted Sale Price		\$97,900	\$89,600	\$96,400	\$98,500
Comparable Estimate	\$99,000 (\$49.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-20	91.77-1-3	102.21-2-24	102.21-6-52	90.76-3-21
Owner	Murphy, Thomas K	Johnson, Teourialeir G	Sinclair, Jake P	Arnold, Shai	Sarki, Subash
Address	101 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	98 David Ave	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	50 x 135	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1941 / 0	1930 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.0	1.3
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1166	1136	1023	876	1116
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 900
SFLA	1456	1494	1300	1644	1451
Att/Det Gar Sqft	240	216	266	624	280
Prior Land	\$7,700				
Prior Total	\$59,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	7/27/2018
Sale Price		\$116,000	\$85,000	\$146,500	\$100,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$108,700
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$105.13
Total Adj Factors	\$23,600	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$110,400	\$84,400	\$115,300	\$109,800
Comparable Estimate	\$105,000 (\$72.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-21	91.77-1-3	102.21-2-24	91.77-3-14	102.21-6-52
Owner	Walsh Celine M	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Arnold, Shai
Address	105 Peach Tree Rd	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	40 x 141	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1941 / 0	1927 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.5	1.3	1.3	2.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1136	1023	876	1034
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0
SFLA	1512	1494	1300	1644	1034
Att/Det Gar Sqft		216	266	624	320
Prior Land	\$7,700				
Prior Total	\$59,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$11,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	7/27/2018
Sale Price		\$116,000	\$85,000	\$146,500	\$100,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$108,700
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$105.13
Total Adj Factors	\$17,700	\$29,200	\$27,600	\$57,300	\$27,400
Adjusted Sale Price		\$104,500	\$78,500	\$109,400	\$99,000
Comparable Estimate	\$99,000 (\$65.48/SFLA)				\$8,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-22	102.21-3-17	102.21-6-27	102.21-4-4	102.22-8-4
Owner	McGregor David J	Eady, Aaron N	Griffin, Dajour	Mir, Torikulislam	Cruver, Thomas E
Address	109 Peach Tree Rd	15 Winkler Rd	125 Peach Tree Rd	24 Pendennis Pl	11 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	35 x 120	35 x 121	35 x 129	50 x 176
Building 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
Year Built/Eff Yr Built	1931 / 0	1928 / 0	1927 / 0	1930 / 0	1928 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1127	1078	1028	959	904
2nd Sty Area	0	0	0	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1716	1655	1592	1820	1798
Att/Det Gar Sqft	360	480	396	324	399
Prior Land	\$7,700				
Prior Total	\$65,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$9,000	\$12,000
Sale Date		7/27/2018	3/16/2020	10/8/2018	8/19/2019
Sale Price		\$90,552	\$100,000	\$85,000	\$132,250
Time Adj Sale Price		\$98,400	\$100,700	\$90,800	\$135,800
TADJSP/SQFT		\$59.46	\$63.25	\$49.89	\$75.53
Total Adj Factors	\$33,000	\$33,300	\$31,900	\$31,500	\$38,700
Adjusted Sale Price		\$98,100	\$101,800	\$92,300	\$130,100
Comparable Estimate	\$103,000 (\$60.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-23	102.21-3-17	102.21-6-27	102.21-4-14	102.22-8-4
Owner	Moussa, Ahmed A	Eady, Aaron N	Griffin, Dajour	Bobbitt, Joann	Cruver, Thomas E
Address	111 Peach Tree Rd	15 Winkler Rd	125 Peach Tree Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 120	35 x 121	35 x 129	50 x 176
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 0	1929 / 0	1928 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1127	1078	1028	972	904
2nd Sty Area	0	0	0	882	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1716	1655	1592	1854	1798
Att/Det Gar Sqft	440	480	396	324	399
Prior Land	\$7,700				
Prior Total	\$69,200				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000
Sale Date		7/27/2018	3/16/2020	7/5/2018	8/19/2019
Sale Price		\$90,552	\$100,000	\$85,500	\$132,250
Time Adj Sale Price		\$98,400	\$100,700	\$93,000	\$135,800
TADJSP/SQFT		\$59.46	\$63.25	\$50.16	\$75.53
Total Adj Factors	\$34,500	\$33,300	\$31,900	\$34,300	\$38,700
Adjusted Sale Price		\$99,600	\$103,300	\$93,200	\$131,600
Comparable Estimate	\$104,000 (\$60.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-24	102.21-3-17	102.21-6-27	102.21-4-14	102.22-8-4
Owner	Heckler, Constance S	Eady, Aaron N	Griffin, Dajour	Bobbitt, Joann	Mir, Torikulislam
Address	115 Peach Tree Rd	15 Winkler Rd	125 Peach Tree Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 120	35 x 121	35 x 120	35 x 129
Building 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
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 0	1929 / 0	1930 / 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 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	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1079	1078	1028	972	904
2nd Sty Area	0	0	0	882	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1668	1655	1592	1854	1820
Att/Det Gar Sqft	360	480	396	324	399
Prior Land	\$7,700				
Prior Total	\$63,600				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000
Sale Date		7/27/2018	3/16/2020	7/5/2018	8/19/2019
Sale Price		\$90,552	\$100,000	\$85,500	\$132,250
Time Adj Sale Price		\$98,400	\$100,700	\$93,000	\$135,800
TADJSP/SQFT		\$59.46	\$63.25	\$50.16	\$49.89
Total Adj Factors	\$32,500	\$33,300	\$31,900	\$34,300	\$38,700
Adjusted Sale Price		\$97,600	\$101,300	\$91,200	\$129,600
Comparable Estimate	\$102,000 (\$61.15/SFLA)				

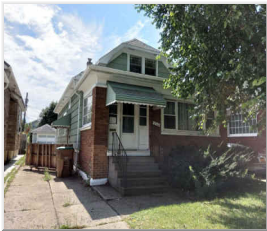
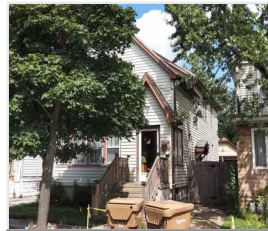
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-25	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4
Owner	Kirst Catherine L	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam
Address	119 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 121	35 x 120	50 x 176	35 x 120
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	1928 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	3	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1014	1028	1078	904	972
2nd Sty Area	0	0	0	894	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1578	1592	1655	1798	1820
Att/Det Gar Sqft	400	396	480	399	324
Prior Land	\$7,700				
Prior Total	\$60,700				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$90,800
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89
Total Adj Factors	\$29,400	\$31,900	\$33,300	\$38,700	\$31,500
Adjusted Sale Price		\$98,200	\$94,500	\$126,500	\$88,700
Comparable Estimate	\$99,000 (\$62.74/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-26	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4	102.21-4-14
Owner	Bacon, Rosemarie	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam	Bobbitt, Joann
Address	123 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl	11 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 121	35 x 121	35 x 120	50 x 176	35 x 129	35 x 120
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	1929 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 0	1929 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.5	1.5	2.0	2.0	2.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1032	1028	1078	904	959	972
2nd Sty Area	0	0	0	894	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1609	1592	1655	1798	1820	1854
Att/Det Gar Sqft	400	396	480	399		324
Prior Land	\$7,700					
Prior Total	\$62,200					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000	\$8,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018	7/5/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000	\$85,500
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$90,800	\$93,000
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89	\$50.16
Total Adj Factors	\$32,100	\$31,900	\$33,300	\$38,700	\$31,500	\$34,300
Adjusted Sale Price		\$100,900	\$97,200	\$129,200	\$91,400	\$90,800
Comparable Estimate	\$102,000 (\$63.39/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-27	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4
Owner	Griffin, Dajour	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam
Address	125 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 121	35 x 120	50 x 176	35 x 129
Building 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
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1028	1028	1078	904	972
2nd Sty Area	0	0	0	894	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1592	1592	1655	1798	1820
Att/Det Gar Sqft	396	396	480	399	324
Prior Land	\$7,700				
Prior Total	\$61,700				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$90,800
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89
Total Adj Factors	\$31,900	\$31,900	\$33,300	\$38,700	\$31,500
Adjusted Sale Price		\$100,700	\$97,000	\$129,000	\$91,200
Comparable Estimate	\$102,000 (\$64.07/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-28	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4
Owner	Putland, Susan	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam
Address	129 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 121	35 x 120	50 x 176	35 x 120
Building 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
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1014	1028	1078	904	972
2nd Sty Area	0	0	0	894	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1578	1592	1655	1798	1820
Att/Det Gar Sqft	324	396	480	399	324
Prior Land	\$7,700				
Prior Total	\$60,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$90,800
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89
Total Adj Factors	\$31,100	\$31,900	\$33,300	\$38,700	\$31,500
Adjusted Sale Price		\$99,900	\$96,200	\$128,200	\$90,400
Comparable Estimate	\$101,000 (\$64.01/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-29	91.77-1-3	91.77-3-14	102.21-2-24	102.21-6-62
Owner	Mueller-Funke, Deena K	Johnson, Teourialeir G	Dierdorf, Justin	Sinclair, Jake P	Huff, Anthony B
Address	133 Peach Tree Rd	2501 Genesee St	35 George Urban Blvd	19 Rowland Rd	64 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	34 x 120	40 x 141	34 x 120	30 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1941 / 0	1928 / 0	1934 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.5	1.3	2.0	1.3	2.0
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	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
1st Sty Area	1028	1136	876	1023	1001
2nd Sty Area	0	0	768	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0
SFLA	1542	1494	1644	1300	1937
Att/Det Gar Sqft	280	216	624	266	396
Prior Land	\$7,700				
Prior Total	\$56,900				
Comp Land Estimate	\$8,000	\$8,000	\$10,000	\$8,000	\$8,000
Sale Date		10/23/2020	11/21/2019	4/4/2019	10/19/2020
Sale Price		\$116,000	\$146,500	\$85,000	\$137,000
Time Adj Sale Price		\$116,000	\$149,000	\$88,400	\$137,000
TADJSP/SQFT		\$77.64	\$90.63	\$68.00	\$70.73
Total Adj Factors	\$43,300	\$29,200	\$57,300	\$27,600	\$70,300
Adjusted Sale Price		\$130,100	\$135,000	\$104,100	\$110,000
Comparable Estimate	\$121,000 (\$78.47/SFLA)				\$124,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-30	102.21-2-24	102.21-6-52	102.37-4-21	91.77-3-14
Owner	Heil Ronald R	Sinclair, Jake P	Arnold, Shai	Babingwa, Watimbwa C	Dierdorf, Justin
Address	135 Peach Tree Rd	19 Rowland Rd	98 David Ave	236 Straley Ave	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	34 x 120	50 x 135	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 0	1930 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.3	1.3	1.0	1.3	2.0
Bedrooms	3	3	3	4	3
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	1008	1023	1034	1136	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	1272	1300	1034	1494	1644
Att/Det Gar Sqft	252	266	320	216	624
Prior Land	\$7,700				
Prior Total	\$54,400				
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$8,000	\$10,000
Sale Date		4/4/2019	7/27/2018	10/23/2020	7/31/2018
Sale Price		\$85,000	\$100,000	\$116,000	\$113,200
Time Adj Sale Price		\$88,400	\$108,700	\$116,000	\$123,100
TADJSP/SQFT		\$68.00	\$105.13	\$77.64	\$103.19
Total Adj Factors	\$28,400	\$27,600	\$27,400	\$29,200	\$57,300
Adjusted Sale Price		\$89,200	\$109,700	\$115,200	\$124,600
Comparable Estimate	\$112,000 (\$88.05/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-31	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4	102.21-4-14
Owner	King Barbara A	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam	Bobbitt, Joann
Address	139 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl	11 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 121	35 x 121	35 x 120	50 x 176	35 x 129	35 x 120
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	1929 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 0	1929 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.5	1.5	2.0	2.0	2.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1127	1028	1078	904	959	972
2nd Sty Area	0	0	0	894	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1691	1592	1655	1798	1820	1854
Att/Det Gar Sqft	440	396	480	399		324
Prior Land	\$7,700					
Prior Total	\$64,400					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000	\$8,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018	7/5/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000	\$85,500
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$90,800	\$93,000
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89	\$50.16
Total Adj Factors	\$33,400	\$31,900	\$33,300	\$38,700	\$31,500	\$34,300
Adjusted Sale Price		\$102,200	\$98,500	\$130,500	\$92,700	\$92,100
Comparable Estimate	\$103,000 (\$60.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-32	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4
Owner	Ball, Verneda M	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam
Address	143 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 121	35 x 120	50 x 176	35 x 129
Building 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
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1014	1028	1078	904	972
2nd Sty Area	0	0	0	894	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1578	1592	1655	1798	1820
Att/Det Gar Sqft	380	396	480	399	324
Prior Land	\$7,700				
Prior Total	\$68,900				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$93,000
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89
Total Adj Factors	\$31,600	\$31,900	\$33,300	\$38,700	\$34,300
Adjusted Sale Price		\$100,400	\$96,700	\$128,700	\$90,300
Comparable Estimate	\$101,000 (\$64.01/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-33	102.21-3-17	102.21-6-27	102.22-8-4	102.21-4-4
Owner	147 Peachtree Trust	Eady, Aaron N	Griffin, Dajour	Cruver, Thomas E	Mir, Torikulislam
Address	147 Peach Tree Rd	15 Winkler Rd	125 Peach Tree Rd	11 Kaufman Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 121	35 x 120	35 x 121	50 x 176	35 x 120
Building 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
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 0	1928 / 0	1930 / 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	2.0	2.0
Bedrooms	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1014	1078	1028	904	972
2nd Sty Area	0	0	0	894	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1690	1655	1592	1798	1820
Att/Det Gar Sqft	528	480	396	399	324
Prior Land	\$7,700				
Prior Total	\$50,100				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000
Sale Date		7/27/2018	3/16/2020	8/19/2019	10/8/2018
Sale Price		\$90,552	\$100,000	\$132,250	\$85,000
Time Adj Sale Price		\$98,400	\$100,700	\$135,800	\$90,800
TADJSP/SQFT		\$59.46	\$63.25	\$75.53	\$49.89
Total Adj Factors	\$25,600	\$33,300	\$31,900	\$38,700	\$31,500
Adjusted Sale Price		\$90,700	\$94,400	\$122,700	\$84,900
Comparable Estimate	\$95,000 (\$56.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-5-11	102.21-5-15	102.21-4-14	102.21-4-4	102.21-5-5
Owner	Walentynowicz, Gary	A & Z BD, Inc.	Bobbitt, Joann	Mir, Torikulislam	Escalante, Juan
Address	150 Peach Tree Rd	25 Pendennis Pl	11 Loxley Rd	24 Pendennis Pl	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	37 x 124	35 x 133	35 x 120	35 x 129	60 x 147
Building 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	04 Composition
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1929 / 0	1930 / 0	1924 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1026	1007	972	959	973
2nd Sty Area	924	902	882	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1950	1909	1854	1820	1832
Att/Det Gar Sqft	484	360	324	480	665
Prior Land	\$8,200				
Prior Total	\$71,000				
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	10/8/2018	8/13/2019
Sale Price		\$85,000	\$85,500	\$85,000	\$130,000
Time Adj Sale Price		\$85,900	\$93,000	\$90,800	\$133,500
TADJSP/SQFT		\$45.00	\$50.16	\$49.89	\$72.87
Total Adj Factors	\$37,000	\$35,500	\$34,300	\$31,500	\$38,400
Adjusted Sale Price		\$87,400	\$95,700	\$96,300	\$132,100
Comparable Estimate	\$101,000 (\$51.79/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-34	102.21-3-17	102.21-6-27	102.22-8-4	102.21-4-4	102.21-5-5
Owner	Ratajczak, Carole A	Eady, Aaron N	Griffin, Dajour	Cruver, Thomas E	Mir, Torikulislam	Escalante, Juan
Address	151 Peach Tree Rd	15 Winkler Rd	125 Peach Tree Rd	11 Kaufman Rd	24 Pendennis Pl	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 121	35 x 120	35 x 121	50 x 176	35 x 129	60 x 147
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	1928 / 0	1928 / 0	1927 / 0	1928 / 0	1930 / 0	1924 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.5	1.5	2.0	2.0	2.0
Bedrooms	4	3	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1069	1078	1028	904	959	971
2nd Sty Area	0	0	0	894	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1658	1655	1592	1798	1820	1832
Att/Det Gar Sqft	378	480	396	399		480
Prior Land	\$7,700					
Prior Total	\$64,600					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000	\$12,000
Sale Date		7/27/2018	3/16/2020	8/19/2019	10/8/2018	8/13/2019
Sale Price		\$90,552	\$100,000	\$132,250	\$85,000	\$130,000
Time Adj Sale Price		\$98,400	\$100,700	\$135,800	\$90,800	\$133,500
TADJSP/SQFT		\$59.46	\$63.25	\$75.53	\$49.89	\$72.87
Total Adj Factors	\$32,500	\$33,300	\$31,900	\$38,700	\$31,500	\$38,400
Adjusted Sale Price		\$97,600	\$101,300	\$129,600	\$91,800	\$127,600
Comparable Estimate	\$110,000 (\$66.34/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-6-35	102.21-6-27	102.21-3-17	102.22-8-4	102.21-4-4
Owner	Wilk, Cecilia S	Griffin, Dajour	Eady, Aaron N	Cruver, Thomas E	Mir, Torikulislam
Address	153 Peach Tree Rd	125 Peach Tree Rd	15 Winkler Rd	11 Kaufman Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 119	35 x 121	35 x 120	50 x 176	35 x 129
Building 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
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1928 / 0	1928 / 0	1930 / 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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1014	1028	1078	904	971
2nd Sty Area	0	0	0	894	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1578	1592	1655	1798	1820
Att/Det Gar Sqft	378	396	480	399	480
Prior Land	\$7,700				
Prior Total	\$62,500				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$12,000	\$9,000
Sale Date		3/16/2020	7/27/2018	8/19/2019	10/8/2018
Sale Price		\$100,000	\$90,552	\$132,250	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$135,800	\$90,800
TADJSP/SQFT		\$63.25	\$59.46	\$75.53	\$49.89
Total Adj Factors	\$39,500	\$31,900	\$33,300	\$38,700	\$31,500
Adjusted Sale Price		\$108,300	\$104,600	\$136,600	\$98,800
Comparable Estimate	\$117,000 (\$74.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-5-10	102.21-4-14	102.21-4-4	102.21-5-5	102.22-8-4
Owner	Sikder, Kurban Ali	Bobbitt, Joann	Mir, Torikulislam	Escalante, Juan	Cruver, Thomas E
Address	154 Peach Tree Rd	11 Loxley Rd	24 Pendennis Pl	34 Kaufman Rd	11 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	25 x 124	35 x 120	35 x 129	60 x 147	50 x 176
Building 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
Year Built/Eff Yr Built	1930 / 0	1929 / 0	1930 / 0	1924 / 0	1928 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	972	959	971	904
2nd Sty Area	882	882	861	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1854	1854	1820	1832	1798
Att/Det Gar Sqft	500	324		480	399
Prior Land	\$8,500				
Prior Total	\$70,100				
Comp Land Estimate	\$6,000	\$8,000	\$9,000	\$12,000	\$12,000
Sale Date		7/5/2018	10/8/2018	8/13/2019	8/19/2019
Sale Price		\$85,500	\$85,000	\$130,000	\$132,250
Time Adj Sale Price		\$93,000	\$90,800	\$133,500	\$135,800
TADJSP/SQFT		\$50.16	\$49.89	\$72.87	\$75.53
Total Adj Factors	\$36,300	\$34,300	\$31,500	\$38,400	\$38,700
Adjusted Sale Price		\$95,000	\$95,600	\$131,400	\$133,400
Comparable Estimate	\$108,000 (\$58.25/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-6-36	102.21-7-53	91.78-2-24	101.28-6-7	102.21-7-40	101.36-14-17
Owner	Slater, Hattie L	Sims, Cassandra	Kiristitz, Richard J	Wilson, Nadia T	Gebremariam, Shitaye /	Al-Obaidi, Khulood J
Address	155 Peach Tree Rd	50 Parkedge Dr	7 St James Rd	40 Parkedge Dr	114 Parkedge Dr	88 Alpine Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	38 x 114	50 x 130	46 x 130	50 x 130	50 x 130	51 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	05 Concrete	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1948 / 0	1949 / 0	1950 / 0	1956 / 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	2 Hot air No	2 Hot air No	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	0 / N
Stories	1.7	1.7	1.7	2.0	1.5	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	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	927	812	750	916	860	975
2nd Sty Area	0	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 675	0 0	0 0	0 450	0 0	0 0
SFLA	1600	1592	1687	1516	1250	1463
Att/Det Gar Sqft	380	350	280	300	280	280
Prior Land	\$8,200					
Prior Total	\$83,700					
Comp Land Estimate	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		7/30/2019	10/12/2018	5/20/2019	9/12/2019	5/13/2019
Sale Price		\$102,000	\$125,122	\$113,000	\$120,000	\$110,000
Time Adj Sale Price		\$105,100	\$133,700	\$117,200	\$122,800	\$114,100
TADJSP/SQFT		\$66.02	\$79.25	\$77.31	\$98.24	\$77.99
Total Adj Factors	\$62,500	\$62,700	\$64,700	\$62,600	\$53,800	\$58,000
Adjusted Sale Price		\$104,900	\$131,500	\$117,100	\$131,500	\$118,600
Comparable Estimate	\$121,000 (\$75.63/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-5-9	102.21-4-14	102.21-5-5	102.21-4-4	102.22-8-4	102.21-5-15
Owner	Spencer Loret	Bobbitt, Joann	Escalante, Juan	Mir, Torikulislam	Cruver, Thomas E	A & Z BD, Inc.
Address	158 Peach Tree Rd	11 Loxley Rd	34 Kaufman Rd	24 Pendennis Pl	11 Kaufman Rd	25 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 120	35 x 120	60 x 147	35 x 129	50 x 176	35 x 133
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	1945 / 0	1929 / 0	1924 / 0	1930 / 0	1928 / 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 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	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	972	972	971	959	904	1007
2nd Sty Area	882	882	861	861	894	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1854	1854	1832	1820	1798	1909
Att/Det Gar Sqft	440	324	480		399	360
Prior Land	\$9,200					
Prior Total	\$79,600					
Comp Land Estimate	\$9,000	\$8,000	\$12,000	\$9,000	\$12,000	\$9,000
Sale Date		7/5/2018	8/13/2019	10/8/2018	8/19/2019	1/17/2020
Sale Price		\$85,500	\$130,000	\$85,000	\$132,250	\$85,000
Time Adj Sale Price		\$93,000	\$133,500	\$90,800	\$135,800	\$85,900
TADJSP/SQFT		\$50.16	\$72.87	\$49.89	\$75.53	\$45.00
Total Adj Factors	\$45,600	\$34,300	\$38,400	\$31,500	\$38,700	\$35,500
Adjusted Sale Price		\$104,300	\$140,700	\$104,900	\$142,700	\$96,000
Comparable Estimate	\$118,000 (\$63.65/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-9	102.21-6-52	102.21-2-24	91.77-1-3	102.37-4-21	101.36-3-11
Owner	Baptiste Concetta J	Arnold, Shai	Sinclair, Jake P	Johnson, Teourialeir G	Babingwa, Watimbwa C	Hollis, Conni A
Address	4 Pendennis Pl	98 David Ave	19 Rowland Rd	2501 Genesee St	236 Straley Ave	82 Avery Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	50 x 135	34 x 120	34 x 120	30 x 130	26 x 71
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	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1928 / 0	1930 / 0	1927 / 0	1900 / 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 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.3	1.0	1.3	1.3	1.5	1.7
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	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	2 Crawl 0
1st Sty Area	1014	1034	1023	1136	912	680
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	1100	1034	1300	1494	1193	1105
Att/Det Gar Sqft	396	320	266	216	280	200
Prior Land	\$7,700					
Prior Total	\$50,000					
Comp Land Estimate	\$8,000	\$11,000	\$8,000	\$8,000	\$7,000	\$5,000
Sale Date		7/27/2018	4/4/2019	10/23/2020	7/31/2018	3/14/2019
Sale Price		\$100,000	\$85,000	\$116,000	\$113,200	\$85,000
Time Adj Sale Price		\$108,700	\$88,400	\$116,000	\$123,100	\$88,700
TADJSP/SQFT		\$105.13	\$68.00	\$77.64	\$103.19	\$80.27
Total Adj Factors	\$27,000	\$27,400	\$27,600	\$29,200	\$26,900	\$3,200
Adjusted Sale Price		\$108,300	\$87,800	\$113,800	\$123,200	\$112,500
Comparable Estimate	\$109,000 (\$99.09/SFLA)					

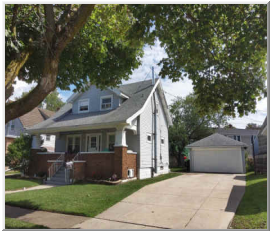
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-8	102.21-2-16	102.21-2-24	102.21-7-40	102.21-6-52
Owner	Nieves, Blanca C	Eastman, Robert J	Sinclair, Jake P	Gebremariam, Shitaye /	Johnson, Teourialeir G
Address	8 Pendennis Pl	8 Winkler Rd	19 Rowland Rd	114 Parkedge Dr	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 120	34 x 120	34 x 120	50 x 130	34 x 120
Building Style	13 Bungalow	13 Bungalow	08 Old style	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1932 / 0	1928 / 0	1928 / 0	1950 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	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	1.3	1.0	1.3	1.5	1.3
Bedrooms	3	2	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 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	1007	968	1023	860	1136
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 968	0 0	0 0	0 0
SFLA	1277	968	1300	1250	1494
Att/Det Gar Sqft	216	180	266	280	216
Prior Land	\$7,700				
Prior Total	\$56,200				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		6/19/2020	4/4/2019	9/12/2019	10/23/2020
Sale Price		\$138,000	\$85,000	\$120,000	\$116,000
Time Adj Sale Price		\$138,200	\$88,400	\$122,800	\$116,000
TADJSP/SQFT		\$142.77	\$68.00	\$98.24	\$77.64
Total Adj Factors	\$47,000	\$44,800	\$27,600	\$53,800	\$29,200
Adjusted Sale Price		\$140,400	\$107,800	\$116,000	\$133,800
Comparable Estimate	\$125,000 (\$97.89/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-7	102.21-5-15	102.21-4-14	102.21-4-4	91.77-1-8	102.21-5-5
Owner	Kubiak, Gerald	A & Z BD, Inc.	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron	Escalante, Juan
Address	12 Pendennis Pl	25 Pendennis Pl	11 Loxley Rd	24 Pendennis Pl	44 Loxley Rd	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 133	35 x 120	35 x 129	41 x 124	60 x 147
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1929 / 0	1930 / 0	1929 / 0	1924 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1007	1007	972	959	973	971
2nd Sty Area	902	902	882	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504	0 0
SFLA	1909	1909	1854	1820	1855	1832
Att/Det Gar Sqft	378	360	324		665	480
Prior Land	\$7,700					
Prior Total	\$70,600					
Comp Land Estimate	\$8,000	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	10/8/2018	2/7/2020	8/13/2019
Sale Price		\$85,000	\$85,500	\$85,000	\$92,500	\$130,000
Time Adj Sale Price		\$85,900	\$93,000	\$90,800	\$93,300	\$133,500
TADJSP/SQFT		\$45.00	\$50.16	\$49.89	\$50.30	\$72.87
Total Adj Factors	\$35,400	\$35,500	\$34,300	\$31,500	\$36,100	\$38,400
Adjusted Sale Price		\$85,800	\$94,100	\$94,700	\$92,600	\$130,500
Comparable Estimate	\$100,000 (\$52.38/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-6	102.21-5-15	102.21-4-14	102.21-4-4	91.77-1-8	102.21-5-5
Owner	Nyitrai Timothy J	A & Z BD, Inc.	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron	Escalante, Juan
Address	14 Pendennis Pl	25 Pendennis Pl	11 Loxley Rd	24 Pendennis Pl	44 Loxley Rd	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	35 x 133	35 x 120	35 x 129	41 x 124	60 x 147
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1929 / 0	1930 / 0	1929 / 0	1924 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1056	1007	972	959	973	971
2nd Sty Area	902	902	882	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504	0 0
SFLA	1958	1909	1854	1820	1855	1832
Att/Det Gar Sqft	378	360	324		665	480
Prior Land	\$7,700					
Prior Total	\$71,700					
Comp Land Estimate	\$8,000	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	10/8/2018	2/7/2020	8/13/2019
Sale Price		\$85,000	\$85,500	\$85,000	\$92,500	\$130,000
Time Adj Sale Price		\$85,900	\$93,000	\$90,800	\$93,300	\$133,500
TADJSP/SQFT		\$45.00	\$50.16	\$49.89	\$50.30	\$72.87
Total Adj Factors	\$35,900	\$35,500	\$34,300	\$31,500	\$36,100	\$38,400
Adjusted Sale Price		\$86,300	\$94,600	\$95,200	\$93,100	\$131,000
Comparable Estimate	\$100,000 (\$51.07/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-5-12	102.21-2-24	102.21-6-52	91.77-1-3	91.77-3-14
Owner	Frank Jones, Ulanda	Sinclair, Jake P	Arnold, Shai	Johnson, Teourialeir G	Dierdorf, Justin
Address	15 Pendennis Pl	19 Rowland Rd	98 David Ave	2501 Genesee St	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	58 x 92	34 x 120	50 x 135	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1936 / 0	1928 / 0	1927 / 0	1930 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	1.5	1.3	1.0	1.3	2.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	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	790	1023	1034	1136	876
2nd Sty Area	0	0	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	1240	1300	1034	1494	1644
Att/Det Gar Sqft	468	266	320	216	624
Prior Land	\$9,500				
Prior Total	\$58,400				
Comp Land Estimate	\$10,000	\$8,000	\$11,000	\$8,000	\$10,000
Sale Date		4/4/2019	7/27/2018	10/23/2020	11/21/2019
Sale Price		\$85,000	\$100,000	\$116,000	\$146,500
Time Adj Sale Price		\$88,400	\$108,700	\$116,000	\$149,000
TADJSP/SQFT		\$68.00	\$105.13	\$77.64	\$90.63
Total Adj Factors	\$31,900	\$27,600	\$27,400	\$29,200	\$57,300
Adjusted Sale Price		\$92,700	\$113,200	\$118,700	\$123,600
Comparable Estimate	\$115,000 (\$92.74/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-5-13	102.21-4-4	102.21-5-5	102.22-8-4	102.21-4-14	102.21-5-15
Owner	Hartmann, Robert P	Mir, Torikulislam	Escalante, Juan	Cruver, Thomas E	Bobbitt, Joann	A & Z BD, Inc.
Address	19 Pendennis Pl	24 Pendennis Pl	34 Kaufman Rd	11 Kaufman Rd	11 Loxley Rd	25 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	46 x 108	35 x 129	60 x 147	50 x 176	35 x 120	35 x 133
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	1936 / 0	1930 / 0	1924 / 0	1928 / 0	1929 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	951	959	971	904	972	1007
2nd Sty Area	861	861	861	894	882	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1812	1820	1832	1798	1854	1909
Att/Det Gar Sqft	484		480	399	324	360
Prior Land	\$9,000					
Prior Total	\$69,400					
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$12,000	\$8,000	\$9,000
Sale Date		10/8/2018	8/13/2019	8/19/2019	7/5/2018	1/17/2020
Sale Price		\$85,000	\$130,000	\$132,250	\$85,500	\$85,000
Time Adj Sale Price		\$90,800	\$133,500	\$135,800	\$93,000	\$85,900
TADJSP/SQFT		\$49.89	\$72.87	\$75.53	\$50.16	\$45.00
Total Adj Factors	\$27,000	\$31,500	\$38,400	\$38,700	\$34,300	\$35,500
Adjusted Sale Price		\$86,300	\$122,100	\$124,100	\$85,700	\$77,400
Comparable Estimate	\$99,000 (\$54.64/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-5	102.21-4-5	101.44-6-8	101.28-5-8	101.36-11-4.11	101.36-3-3
Owner	Islam, Moynul	Islam, Moynul	Kowal, Thomas E Jr	Frances Dugan, Andrew	McClure, Leon	Weaver, Leah T
Address	20 Pendennis Pl	20 Pendennis Pl	54 Wildy Ave	36 David Ave	23 Villa Moraine Dr	42 Olcott 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 124	72 x 124	51 x 189	60 x 135	50 x 115	60 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	03 Split level	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1915 / 0	1970 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.0	2.0
Bedrooms	5	5	5	5	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 2	2 Crawl 0
1st Sty Area	1560	1560	1484	1624	2259	1209
2nd Sty Area	1280	1280	837	902	0	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	308 0	0 0
SFLA	2840	2840	2321	2717	2567	2409
Att/Det Gar Sqft		748	396	462		
Prior Land	\$12,600					
Prior Total	\$99,800					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$12,000	\$10,000	\$12,000
Sale Date		12/28/2018	9/29/2020	9/16/2019	5/10/2019	1/21/2020
Sale Price		\$145,000	\$210,000	\$109,900	\$225,000	\$76,000
Time Adj Sale Price		\$153,200	\$210,000	\$112,500	\$233,300	\$76,800
TADJSP/SQFT		\$53.94	\$90.48	\$41.41	\$90.88	\$31.88
Total Adj Factors	\$106,500	\$83,800	\$87,500	\$48,100	\$138,500	\$9,000
Adjusted Sale Price		\$175,900	\$229,000	\$170,900	\$201,300	\$174,300
Comparable Estimate	\$190,000 (\$66.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-5-14	102.21-5-15	102.21-5-5	102.21-4-14	102.21-4-4	91.77-1-8
Owner	Pasieka, Kim M	A & Z BD, Inc.	Escalante, Juan	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron
Address	21 Pendennis Pl	25 Pendennis Pl	34 Kaufman Rd	11 Loxley Rd	24 Pendennis Pl	44 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 113	35 x 133	60 x 147	35 x 120	35 x 129	41 x 124
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	04 Composition
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1924 / 0	1929 / 0	1930 / 0	1929 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1007	1007	971	972	959	973
2nd Sty Area	902	902	861	882	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 504
SFLA	1909	1909	1832	1854	1820	1855
Att/Det Gar Sqft	440	360	480	324		665
Prior Land	\$8,500					
Prior Total	\$69,900					
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$8,000	\$9,000	\$9,000
Sale Date		1/17/2020	8/13/2019	7/5/2018	10/8/2018	2/7/2020
Sale Price		\$85,000	\$130,000	\$85,500	\$85,000	\$92,500
Time Adj Sale Price		\$85,900	\$133,500	\$93,000	\$90,800	\$93,300
TADJSP/SQFT		\$45.00	\$72.87	\$50.16	\$49.89	\$50.30
Total Adj Factors	\$36,400	\$35,500	\$38,400	\$34,300	\$31,500	\$36,100
Adjusted Sale Price		\$86,800	\$131,500	\$95,100	\$95,700	\$93,600
Comparable Estimate	\$101,000 (\$52.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-4	102.21-4-4	102.21-4-14	102.21-5-5	91.77-1-8
Owner	Mir, Torikulislam	Mir, Torikulislam	Bobbitt, Joann	Escalante, Juan	Hawkins, Aaron
Address	24 Pendennis Pl	24 Pendennis Pl	11 Loxley Rd	34 Kaufman Rd	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	35 x 120	60 x 147	41 x 124
Building 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	04 Composition
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1929 / 0	1924 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	959	959	972	971	904
2nd Sty Area	861	861	882	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1820	1820	1854	1832	1855
Att/Det Gar Sqft			324	480	665
Prior Land	\$7,900				
Prior Total	\$63,000				
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$12,000	\$9,000
Sale Date		10/8/2018	7/5/2018	8/13/2019	2/7/2020
Sale Price		\$85,000	\$85,500	\$130,000	\$92,500
Time Adj Sale Price		\$90,800	\$93,000	\$133,500	\$93,300
TADJSP/SQFT		\$49.89	\$50.16	\$72.87	\$50.30
Total Adj Factors	\$31,500	\$31,500	\$34,300	\$38,400	\$36,100
Adjusted Sale Price		\$90,800	\$90,200	\$126,600	\$88,700
Comparable Estimate	\$105,000 (\$57.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-5-15	102.21-5-15	102.21-5-5	102.21-4-14	91.77-1-8
Owner	A & Z BD Inc.	A & Z BD, Inc.	Escalante, Juan	Bobbitt, Joann	Mir, Torikulislam
Address	25 Pendennis Pl	25 Pendennis Pl	34 Kaufman Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 133	35 x 133	60 x 147	35 x 120	35 x 129
Building 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
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1924 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1007	1007	971	972	959
2nd Sty Area	902	902	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1909	1909	1832	1854	1820
Att/Det Gar Sqft	360	360	480	324	665
Prior Land	\$8,100				
Prior Total	\$68,800				
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$8,000	\$9,000
Sale Date		1/17/2020	8/13/2019	7/5/2018	10/8/2018
Sale Price		\$85,000	\$130,000	\$85,500	\$85,000
Time Adj Sale Price		\$85,900	\$133,500	\$93,000	\$90,800
TADJSP/SQFT		\$45.00	\$72.87	\$50.16	\$49.89
Total Adj Factors	\$35,500	\$35,500	\$38,400	\$34,300	\$31,500
Adjusted Sale Price		\$85,900	\$130,600	\$94,200	\$94,800
Comparable Estimate	\$100,000 (\$52.38/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-3	102.21-5-15	102.21-4-4	102.21-4-14	102.21-5-5
Owner	Blakowski, Richard	A & Z BD, Inc.	Mir, Torikulislam	Bobbitt, Joann	Escalante, Juan
Address	28 Pendennis Pl	25 Pendennis Pl	24 Pendennis Pl	11 Loxley Rd	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	35 x 133	35 x 129	35 x 120	41 x 124
Building 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	04 Composition
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1930 / 0	1929 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1007	1007	959	972	971
2nd Sty Area	902	902	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1909	1909	1820	1854	1855
Att/Det Gar Sqft	400	360		324	665
Prior Land	\$7,900				
Prior Total	\$69,200				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		1/17/2020	10/8/2018	7/5/2018	2/7/2020
Sale Price		\$85,000	\$85,000	\$85,500	\$92,500
Time Adj Sale Price		\$85,900	\$90,800	\$93,000	\$93,300
TADJSP/SQFT		\$45.00	\$49.89	\$50.16	\$50.30
Total Adj Factors	\$35,700	\$35,500	\$31,500	\$34,300	\$36,100
Adjusted Sale Price		\$86,100	\$95,000	\$94,400	\$92,900
Comparable Estimate	\$100,000 (\$52.38/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-5-16	91.77-1-3	91.77-3-14	102.21-2-24	90.76-3-21
Owner	Moses, Kevin L	Johnson, Teourialeir G	Dierdorf, Justin	Sinclair, Jake P	Sarki, Subash
Address	29 Pendennis Pl	2501 Genesee St	35 George Urban Blvd	19 Rowland Rd	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 139	34 x 120	40 x 141	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1928 / 0	1930 / 0	1941 / 0	1928 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.5	1.3	2.0	1.3	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	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
1st Sty Area	1007	1136	876	1023	1116
2nd Sty Area	0	0	768	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 900
SFLA	1536	1494	1644	1300	1451
Att/Det Gar Sqft	306	216	624	266	280
Prior Land	\$8,200				
Prior Total	\$73,100				
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$8,000	\$8,000
Sale Date		10/23/2020	11/21/2019	4/4/2019	9/11/2020
Sale Price		\$116,000	\$146,500	\$85,000	\$120,000
Time Adj Sale Price		\$116,000	\$149,000	\$88,400	\$120,000
TADJSP/SQFT		\$77.64	\$90.63	\$68.00	\$82.70
Total Adj Factors	\$46,300	\$29,200	\$57,300	\$27,600	\$33,800
Adjusted Sale Price		\$133,100	\$138,000	\$107,100	\$132,500
Comparable Estimate	\$128,000 (\$83.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-4-2	102.21-5-15	102.21-4-14	102.21-4-4	102.21-5-5
Owner	Dibartolomeo, Anthony	A & Z BD, Inc.	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron
Address	30 Pendennis Pl	25 Pendennis Pl	11 Loxley Rd	24 Pendennis Pl	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	35 x 133	35 x 120	35 x 129	41 x 124
Building 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	04 Composition
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1929 / 0	1930 / 0	1929 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1007	1007	972	959	971
2nd Sty Area	902	902	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1909	1909	1854	1820	1855
Att/Det Gar Sqft	360	360	324	665	480
Prior Land	\$7,900				
Prior Total	\$68,700				
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	10/8/2018	2/7/2020
Sale Price		\$85,000	\$85,500	\$85,000	\$92,500
Time Adj Sale Price		\$85,900	\$93,000	\$90,800	\$93,300
TADJSP/SQFT		\$45.00	\$50.16	\$49.89	\$50.30
Total Adj Factors	\$50,600	\$35,500	\$34,300	\$31,500	\$36,100
Adjusted Sale Price		\$101,000	\$109,300	\$109,900	\$107,800
Comparable Estimate	\$115,000 (\$60.24/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-5-17	102.21-6-27	102.21-3-17	91.77-3-4	102.21-4-4	102.22-8-4
Owner	Parry Claudette S	Griffin, Dajour	Eady, Aaron N	Sniatecki, Steve	Mir, Torikulislam	Cruver, Thomas E
Address	31 Pendennis Pl	125 Peach Tree Rd	15 Winkler Rd	2559 Genesee St	24 Pendennis Pl	11 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 140	35 x 121	35 x 120	35 x 120	35 x 129	50 x 176
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	1927 / 0	1927 / 0	1928 / 0	1936 / 0	1930 / 0	1928 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	2.0	2.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	1007	1028	1078	891	959	904
2nd Sty Area	0	0	0	861	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1571	1592	1655	1752	1820	1798
Att/Det Gar Sqft	342	396	480	336		399
Prior Land	\$8,200					
Prior Total	\$60,400					
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$8,000	\$9,000	\$12,000
Sale Date		3/16/2020	7/27/2018	10/2/2020	10/8/2018	8/19/2019
Sale Price		\$100,000	\$90,552	\$130,000	\$85,000	\$132,250
Time Adj Sale Price		\$100,700	\$98,400	\$130,000	\$90,800	\$135,800
TADJSP/SQFT		\$63.25	\$59.46	\$74.20	\$49.89	\$75.53
Total Adj Factors	\$31,500	\$31,900	\$33,300	\$33,600	\$31,500	\$38,700
Adjusted Sale Price		\$100,300	\$96,600	\$127,900	\$90,800	\$128,600
Comparable Estimate	\$109,000 (\$69.38/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-4-1	102.21-5-15	102.21-4-14	102.21-4-4	91.77-1-8	102.21-5-5
Owner	Everett, Chad J	A & Z BD, Inc.	Bobbitt, Joann	Mir, Torikulislam	Hawkins, Aaron	Escalante, Juan
Address	34 Pendennis Pl	25 Pendennis Pl	11 Loxley Rd	24 Pendennis Pl	44 Loxley Rd	34 Kaufman 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 130	35 x 133	35 x 120	35 x 129	41 x 124	60 x 147
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1929 / 0	1930 / 0	1929 / 0	1924 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1114	1007	972	959	973	971
2nd Sty Area	550	902	882	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504	0 0
SFLA	1925	1909	1854	1820	1855	1832
Att/Det Gar Sqft	600	360	324		665	480
Prior Land	\$7,900					
Prior Total	\$75,300					
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		1/17/2020	7/5/2018	10/8/2018	2/7/2020	8/13/2019
Sale Price		\$85,000	\$85,500	\$85,000	\$92,500	\$130,000
Time Adj Sale Price		\$85,900	\$93,000	\$90,800	\$93,300	\$133,500
TADJSP/SQFT		\$45.00	\$50.16	\$49.89	\$50.30	\$72.87
Total Adj Factors	\$38,400	\$35,500	\$34,300	\$31,500	\$36,100	\$38,400
Adjusted Sale Price		\$88,800	\$97,100	\$97,700	\$95,600	\$133,500
Comparable Estimate	\$103,000 (\$53.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-5-18	102.21-5-15	102.21-4-4	102.21-4-14	102.21-5-5
Owner	Graham, Nicole	A & Z BD, Inc.	Mir, Torikulislam	Bobbitt, Joann	Escalante, Juan
Address	35 Pendennis Pl	25 Pendennis Pl	24 Pendennis Pl	11 Loxley Rd	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 140	35 x 133	35 x 129	35 x 120	60 x 147
Building 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
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1930 / 0	1929 / 0	1924 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1007	1007	959	972	971
2nd Sty Area	902	902	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1909	1909	1820	1854	1832
Att/Det Gar Sqft	396	360		324	480
Prior Land	\$8,200				
Prior Total	\$79,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$12,000
Sale Date		1/17/2020	10/8/2018	7/5/2018	8/13/2019
Sale Price		\$85,000	\$85,000	\$85,500	\$130,000
Time Adj Sale Price		\$85,900	\$90,800	\$93,000	\$133,500
TADJSP/SQFT		\$45.00	\$49.89	\$50.16	\$72.87
Total Adj Factors	\$45,400	\$35,500	\$31,500	\$34,300	\$38,400
Adjusted Sale Price		\$95,800	\$104,700	\$104,100	\$140,500
Comparable Estimate	\$110,000 (\$57.62/SFLA)				\$36,100 \$102,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-13	91.77-1-3	102.21-2-24	91.77-3-14	90.76-3-21
Owner	Boyd, Diane M	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Sarki, Subash
Address	36 Pendennis Pl	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	34 x 120	34 x 120	40 x 141	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1928 / 0	1930 / 0	1928 / 0	1941 / 0	1930 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.3	1.3	2.0	1.3
Bedrooms	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1164	1136	1023	876	1116
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 900
SFLA	1440	1494	1300	1644	1451
Att/Det Gar Sqft		216	266	624	280
Prior Land	\$7,900				
Prior Total	\$58,000				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	9/11/2020
Sale Price		\$116,000	\$85,000	\$146,500	\$120,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$120,000
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$82.70
Total Adj Factors	\$28,900	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$115,700	\$89,700	\$120,600	\$115,100
Comparable Estimate	\$110,000 (\$76.39/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-3-17	102.21-5-15	102.21-4-4	102.21-4-14	102.21-5-5	91.77-1-8
Owner	House, Michelle	A & Z BD, Inc.	Mir, Torikulislam	Bobbitt, Joann	Escalante, Juan	Hawkins, Aaron
Address	37 Pendennis Pl	25 Pendennis Pl	24 Pendennis Pl	11 Loxley Rd	34 Kaufman Rd	44 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 140	35 x 133	35 x 129	35 x 120	60 x 147	41 x 124
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	04 Composition
Year Built/Eff Yr Built	1938 / 0	1927 / 0	1930 / 0	1929 / 0	1924 / 0	1929 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1056	1007	959	972	971	973
2nd Sty Area	1144	902	861	882	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 504
SFLA	2200	1909	1820	1854	1832	1855
Att/Det Gar Sqft	360	360		324	480	665
Prior Land	\$8,200					
Prior Total	\$79,600					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$12,000	\$9,000
Sale Date		1/17/2020	10/8/2018	7/5/2018	8/13/2019	2/7/2020
Sale Price		\$85,000	\$85,000	\$85,500	\$130,000	\$92,500
Time Adj Sale Price		\$85,900	\$90,800	\$93,000	\$133,500	\$93,300
TADJSP/SQFT		\$45.00	\$49.89	\$50.16	\$72.87	\$50.30
Total Adj Factors	\$38,900	\$35,500	\$31,500	\$34,300	\$38,400	\$36,100
Adjusted Sale Price		\$89,300	\$98,200	\$97,600	\$134,000	\$96,100
Comparable Estimate	\$103,000 (\$46.82/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-12	102.21-5-15	91.77-1-8	102.21-4-14	102.21-5-5
Owner	Francy, Lizabeth	A & Z BD, Inc.	Hawkins, Aaron	Mir, Torikulislam	Escalante, Juan
Address	40 Pendennis Pl	25 Pendennis Pl	44 Loxley Rd	11 Loxley Rd	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	36 x 130	35 x 133	41 x 124	35 x 120	60 x 147
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1929 / 0	1929 / 0	1924 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1119	1007	973	972	971
2nd Sty Area	550	902	882	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1916	1909	1855	1854	1820
Att/Det Gar Sqft		360	665	324	480
Prior Land	\$8,200				
Prior Total	\$65,200				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$9,000
					\$12,000
Sale Date		1/17/2020	2/7/2020	7/5/2018	10/8/2018
Sale Price		\$85,000	\$92,500	\$85,500	\$85,000
Time Adj Sale Price		\$85,900	\$93,300	\$93,000	\$90,800
TADJSP/SQFT		\$45.00	\$50.30	\$50.16	\$49.89
					\$72.87
Total Adj Factors	\$32,800	\$35,500	\$36,100	\$34,300	\$31,500
Adjusted Sale Price		\$83,200	\$90,000	\$91,500	\$92,100
					\$38,400
Comparable Estimate	\$97,000	(\$50.63/SFLA)			\$127,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-3-18	102.21-5-15	102.21-5-5	102.21-4-14	91.77-1-8
Owner	Kline, Silvia J	A & Z BD, Inc.	Escalante, Juan	Bobbitt, Joann	Mir, Torikulislam
Address	41 Pendennis Pl	25 Pendennis Pl	34 Kaufman Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	38 x 140	35 x 133	60 x 147	35 x 120	35 x 129
Building 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	04 Composition
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1924 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1056	1007	971	972	959
2nd Sty Area	902	902	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1958	1909	1832	1854	1820
Att/Det Gar Sqft	528	360	480	324	665
Prior Land	\$9,000				
Prior Total	\$73,100				
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$8,000	\$9,000
Sale Date		1/17/2020	8/13/2019	7/5/2018	10/8/2018
Sale Price		\$85,000	\$130,000	\$85,500	\$85,000
Time Adj Sale Price		\$85,900	\$133,500	\$93,000	\$90,800
TADJSP/SQFT		\$45.00	\$72.87	\$50.16	\$49.89
Total Adj Factors	\$38,000	\$35,500	\$38,400	\$34,300	\$31,500
Adjusted Sale Price		\$88,400	\$133,100	\$96,700	\$97,300
Comparable Estimate	\$102,000 (\$52.09/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-2-11	91.77-3-4	102.21-4-4	91.77-1-8	102.22-8-4	102.21-4-14
Owner	Carlin, Virginia M	Sniatecki, Steve	Mir, Torikulislam	Hawkins, Aaron	Cruver, Thomas E	Bobbitt, Joann
Address	44 Pendennis Pl	2559 Genesee St	24 Pendennis Pl	44 Loxley Rd	11 Kaufman Rd	11 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	39 x 130	35 x 120	35 x 129	41 x 124	50 x 176	35 x 120
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1936 / 0	1930 / 0	1929 / 0	1928 / 0	1929 / 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	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 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	1163	891	959	973	904	972
2nd Sty Area	0	861	861	882	894	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	1740	1752	1820	1855	1798	1854
Att/Det Gar Sqft	440	336		665	399	324
Prior Land	\$9,100					
Prior Total	\$66,200					
Comp Land Estimate	\$9,000	\$8,000	\$9,000	\$9,000	\$12,000	\$8,000
Sale Date		10/2/2020	10/8/2018	2/7/2020	8/19/2019	7/5/2018
Sale Price		\$130,000	\$85,000	\$92,500	\$132,250	\$85,500
Time Adj Sale Price		\$130,000	\$90,800	\$93,300	\$135,800	\$93,000
TADJSP/SQFT		\$74.20	\$49.89	\$50.30	\$75.53	\$50.16
Total Adj Factors	\$34,900	\$33,600	\$31,500	\$36,100	\$38,700	\$34,300
Adjusted Sale Price		\$131,300	\$94,200	\$92,100	\$132,000	\$93,600
Comparable Estimate	\$109,000 (\$62.64/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-3-19	102.21-6-52	102.21-2-24	91.77-1-3	91.77-3-14	102.37-4-21
Owner	Sikora, Jeffrey S	Arnold, Shai	Sinclair, Jake P	Johnson, Teourialeir G	Dierdorf, Justin	Babingwa, Watimbwa C
Address	45 Pendennis Pl	98 David Ave	19 Rowland Rd	2501 Genesee St	35 George Urban Blvd	236 Straley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	38 x 140	50 x 135	34 x 120	34 x 120	40 x 141	30 x 130
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	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1927 / 0	1928 / 0	1930 / 0	1941 / 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 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.0	1.3	1.3	2.0	1.5
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	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	1056	1034	1023	1136	876	912
2nd Sty Area	0	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120	0 0
SFLA	1142	1034	1300	1494	1644	1193
Att/Det Gar Sqft	240	320	266	216	624	280
Prior Land	\$9,000					
Prior Total	\$52,700					
Comp Land Estimate	\$9,000	\$11,000	\$8,000	\$8,000	\$10,000	\$7,000
Sale Date		7/27/2018	4/4/2019	10/23/2020	11/21/2019	7/31/2018
Sale Price		\$100,000	\$85,000	\$116,000	\$146,500	\$113,200
Time Adj Sale Price		\$108,700	\$88,400	\$116,000	\$149,000	\$123,100
TADJSP/SQFT		\$105.13	\$68.00	\$77.64	\$90.63	\$103.19
Total Adj Factors	\$27,600	\$27,400	\$27,600	\$29,200	\$57,300	\$26,900
Adjusted Sale Price		\$108,900	\$88,400	\$114,400	\$119,300	\$123,800
Comparable Estimate	\$111,000 (\$97.2/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	143089	143089	143089	143089
Print Key	91.77-3-20	102.21-5-15	102.21-4-4	91.77-1-8	102.21-4-14
Owner	Nguyen Le Van	A & Z BD, Inc.	Mir, Torikulislam	Hawkins, Aaron	Bobbitt, Joann
Address	47 Pendennis Pl	25 Pendennis Pl	24 Pendennis Pl	44 Loxley Rd	11 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 140	35 x 133	35 x 129	41 x 124	35 x 120
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1929 / 0	1929 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	1056	1007	959	973	971
2nd Sty Area	902	902	861	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	1958	1909	1820	1855	1854
Att/Det Gar Sqft	420	360		665	324
Prior Land	\$8,200				
Prior Total	\$81,700				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$8,000
Sale Date		1/17/2020	10/8/2018	2/7/2020	7/5/2018
Sale Price		\$85,000	\$85,000	\$92,500	\$85,500
Time Adj Sale Price		\$85,900	\$90,800	\$93,300	\$93,000
TADJSP/SQFT		\$45.00	\$49.89	\$50.30	\$50.16
Total Adj Factors	\$51,700	\$35,500	\$31,500	\$36,100	\$34,300
Adjusted Sale Price		\$102,100	\$111,000	\$108,900	\$110,400
Comparable Estimate	\$116,000 (\$59.24/SFLA)				\$12,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-10	102.21-2-24	91.77-1-3	91.77-3-14	102.21-6-52
Owner	Chappell, Crystal D	Sinclair, Jake P	Johnson, Teourialeir G	Dierdorf, Justin	Arnold, Shai
Address	48 Pendennis Pl	19 Rowland Rd	2501 Genesee St	35 George Urban Blvd	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	36 x 130	34 x 120	34 x 120	40 x 141	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1928 / 0	1930 / 0	1941 / 0	1927 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.3	1.3	2.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1079	1023	1136	876	1034
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0
SFLA	1369	1300	1494	1644	1034
Att/Det Gar Sqft	400	266	216	624	320
Prior Land	\$8,200				
Prior Total	\$59,900				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$11,000
Sale Date		4/4/2019	10/23/2020	11/21/2019	7/27/2018
Sale Price		\$85,000	\$116,000	\$146,500	\$100,000
Time Adj Sale Price		\$88,400	\$116,000	\$149,000	\$108,700
TADJSP/SQFT		\$68.00	\$77.64	\$90.63	\$105.13
Total Adj Factors	\$31,300	\$27,600	\$29,200	\$57,300	\$27,400
Adjusted Sale Price		\$92,100	\$118,100	\$123,000	\$112,600
Comparable Estimate	\$113,000 (\$82.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-3-21	102.21-5-15	91.77-1-8	102.21-4-14	102.21-5-5	102.21-4-4
Owner	Lawson, Taneka A	A & Z BD, Inc.	Hawkins, Aaron	Bobbitt, Joann	Escalante, Juan	Mir, Torikulislam
Address	51 Pendennis Pl	25 Pendennis Pl	44 Loxley Rd	11 Loxley Rd	34 Kaufman Rd	24 Pendennis 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 140	35 x 133	41 x 124	35 x 120	60 x 147	35 x 129
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1929 / 0	1929 / 0	1924 / 0	1930 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	1056	1007	973	972	971	959
2nd Sty Area	902	902	882	882	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0	0 0
SFLA	1958	1909	1855	1854	1832	1820
Att/Det Gar Sqft	324	360	665	324	480	
Prior Land	\$8,200					
Prior Total	\$69,300					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$12,000	\$9,000
Sale Date		1/17/2020	2/7/2020	7/5/2018	8/13/2019	10/8/2018
Sale Price		\$85,000	\$92,500	\$85,500	\$130,000	\$85,000
Time Adj Sale Price		\$85,900	\$93,300	\$93,000	\$133,500	\$90,800
TADJSP/SQFT		\$45.00	\$50.30	\$50.16	\$72.87	\$49.89
Total Adj Factors	\$35,800	\$35,500	\$36,100	\$34,300	\$38,400	\$31,500
Adjusted Sale Price		\$86,200	\$93,000	\$94,500	\$130,900	\$95,100
Comparable Estimate	\$100,000 (\$51.07/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-9	102.21-2-24	91.77-1-3	91.77-3-14	102.21-6-52
Owner	LaVonda Bailey	Sinclair, Jake P	Johnson, Teourialeir G	Dierdorf, Justin	Arnold, Shai
Address	52 Pendennis Pl	19 Rowland Rd	2501 Genesee St	35 George Urban Blvd	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 130	34 x 120	34 x 120	40 x 141	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1928 / 0	1930 / 0	1941 / 0	1927 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	1.3	1.3	1.3	2.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1193	1023	1136	876	1034
2nd Sty Area	0	0	0	768	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 0
SFLA	1341	1300	1494	1644	1034
Att/Det Gar Sqft	492	266	216	624	320
Prior Land	\$9,200				
Prior Total	\$60,200				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$11,000
Sale Date		4/4/2019	10/23/2020	11/21/2019	7/27/2018
Sale Price		\$85,000	\$116,000	\$146,500	\$100,000
Time Adj Sale Price		\$88,400	\$116,000	\$149,000	\$108,700
TADJSP/SQFT		\$68.00	\$77.64	\$90.63	\$105.13
Total Adj Factors	\$30,300	\$27,600	\$29,200	\$57,300	\$27,400
Adjusted Sale Price		\$91,100	\$117,100	\$122,000	\$111,600
Comparable Estimate	\$112,000 (\$83.52/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-3-22	102.21-4-4	102.21-5-5	91.77-1-8	91.77-3-4	102.21-4-14
Owner	Garofalo, Leonard A	Mir, Torikulislam	Escalante, Juan	Hawkins, Aaron	Sniatecki, Steve	Bobbitt, Joann
Address	55 Pendennis Pl	24 Pendennis Pl	34 Kaufman Rd	44 Loxley Rd	2559 Genesee St	11 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 140	35 x 129	60 x 147	41 x 124	35 x 120	35 x 120
Building Style	08 Old 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1924 / 0	1929 / 0	1936 / 0	1929 / 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 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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	965	959	971	973	891	972
2nd Sty Area	861	861	861	882	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0	0 0
SFLA	1826	1820	1832	1855	1752	1854
Att/Det Gar Sqft	400		480	665	336	324
Prior Land	\$8,200					
Prior Total	\$68,100					
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$9,000	\$8,000	\$8,000
Sale Date		10/8/2018	8/13/2019	2/7/2020	10/2/2020	7/5/2018
Sale Price		\$85,000	\$130,000	\$92,500	\$130,000	\$85,500
Time Adj Sale Price		\$90,800	\$133,500	\$93,300	\$130,000	\$93,000
TADJSP/SQFT		\$49.89	\$72.87	\$50.30	\$74.20	\$50.16
Total Adj Factors	\$33,500	\$31,500	\$38,400	\$36,100	\$33,600	\$34,300
Adjusted Sale Price		\$92,800	\$128,600	\$90,700	\$129,900	\$92,200
Comparable Estimate	\$107,000 (\$58.6/SFLA)					

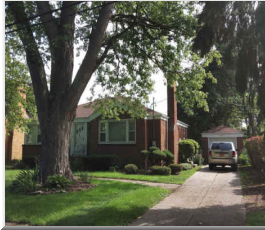
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-2-8	102.21-5-15	91.77-1-8	102.21-4-14	102.21-5-5
Owner	Clay Lachria E	A & Z BD, Inc.	Hawkins, Aaron	Bobbitt, Joann	Mir, Torikulislam
Address	56 Pendennis Pl	25 Pendennis Pl	44 Loxley Rd	11 Loxley Rd	24 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 130	35 x 133	41 x 124	35 x 120	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1929 / 0	1929 / 0	1930 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4
Full/Half Baths	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
1st Sty Area	1155	1007	973	972	959
2nd Sty Area	660	902	882	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	2013	1909	1855	1854	1820
Att/Det Gar Sqft	396	360	665	324	480
Prior Land	\$7,900				
Prior Total	\$77,400				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		1/17/2020	2/7/2020	7/5/2018	10/8/2018
Sale Price		\$85,000	\$92,500	\$85,500	\$85,000
Time Adj Sale Price		\$85,900	\$93,300	\$93,000	\$90,800
TADJSP/SQFT		\$45.00	\$50.30	\$50.16	\$49.89
Total Adj Factors	\$54,400	\$35,500	\$36,100	\$34,300	\$31,500
Adjusted Sale Price		\$104,800	\$111,600	\$113,100	\$113,700
Comparable Estimate	\$119,000 (\$59.12/SFLA)				

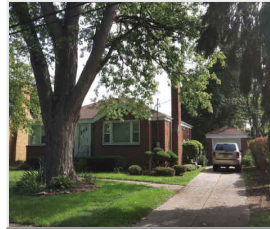


SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-3-23	102.21-4-4	91.77-3-4	102.21-5-5	91.77-1-8	102.21-4-14
Owner	Walkowiak, John D	Mir, Torikulislam	Sniatecki, Steve	Escalante, Juan	Hawkins, Aaron	Bobbitt, Joann
Address	59 Pendennis Pl	24 Pendennis Pl	2559 Genesee St	34 Kaufman Rd	44 Loxley Rd	11 Loxley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 140	35 x 129	35 x 120	60 x 147	41 x 124	35 x 120
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1936 / 0	1924 / 0	1929 / 0	1929 / 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	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	2.0	2.0
Bedrooms	4	4	4	4	4	4
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	952	959	891	971	973	972
2nd Sty Area	861	861	861	861	882	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504	0 0
SFLA	1813	1820	1752	1832	1855	1854
Att/Det Gar Sqft	400		336	480	665	324
Prior Land	\$8,200					
Prior Total	\$67,000					
Comp Land Estimate	\$9,000	\$9,000	\$8,000	\$12,000	\$9,000	\$8,000
Sale Date		10/8/2018	10/2/2020	8/13/2019	2/7/2020	7/5/2018
Sale Price		\$85,000	\$130,000	\$130,000	\$92,500	\$85,500
Time Adj Sale Price		\$90,800	\$130,000	\$133,500	\$93,300	\$93,000
TADJSP/SQFT		\$49.89	\$74.20	\$72.87	\$50.30	\$50.16
Total Adj Factors	\$34,800	\$31,500	\$33,600	\$38,400	\$36,100	\$34,300
Adjusted Sale Price		\$94,100	\$131,200	\$129,900	\$92,000	\$93,500
Comparable Estimate	\$108,000 (\$59.57/SFLA)					



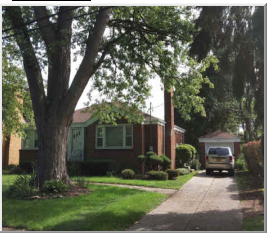
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-3-9	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8	101.28-9-14
Owner	Jackson Frank	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C	Jamh WNY LLC
Address	10 Pennock Pl	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	136 x 88	79 x 100	76 x 100	65 x 128	51 x 100	34 x 117
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	1957 / 0	1956 / 0	1945 / 0	1955 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
Full/Half Baths	2 / 1	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	4 Full 0	4 Full 0
1st Sty Area	2330	1330	1278	1374	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 2100	0 250	0 280	0 0	0 0	0 0
SFLA	2330	1330	1278	1374	1169	1085
Att/Det Gar Sqft	572	280	273	280	440	399
Prior Land	\$16,600					
Prior Total	\$128,650					
Comp Land Estimate	\$17,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57	\$87.56
Total Adj Factors	\$121,200	\$68,100	\$64,900	\$70,500	\$59,200	\$54,300
Adjusted Sale Price		\$193,000	\$176,300	\$153,600	\$181,900	\$161,900
Comparable Estimate	\$173,000 (\$74.25/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-11	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8
Owner	Evans, Vivian L	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C
Address	20 Pennock Pl	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 110	79 x 100	76 x 100	65 x 128	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	1 / 1	1 / 0	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	1533	1330	1278	1374	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1533	1330	1278	1374	1169
Att/Det Gar Sqft	308	280	273	280	440
Prior Land	\$12,100				
Prior Total	\$83,000				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57
Total Adj Factors	\$78,300	\$68,100	\$64,900	\$70,500	\$59,200
Adjusted Sale Price		\$150,100	\$133,400	\$110,700	\$139,000
Comparable Estimate	\$130,000 (\$84.8/SFLA)				

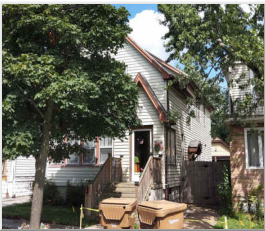
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-12	101.44-2-4	101.36-14-12	101.44-2-8	101.36-5-16
Owner	Middlebrooks, Robert	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Peri, Gregory
Address	26 Pennock Pl	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	79 x 100	76 x 100	51 x 100	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	1 / 1	1 / 0	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	1292	1330	1278	1169	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1292	1330	1278	1169	1374
Att/Det Gar Sqft	528	280	273	440	280
Prior Land	\$11,000				
Prior Total	\$66,400				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$9,000	\$12,000
					\$8,000
Sale Date		12/24/2019	12/30/2019	8/19/2020	1/25/2019
Sale Price		\$138,100	\$118,400	\$119,900	\$98,000
Time Adj Sale Price		\$139,900	\$120,000	\$119,900	\$102,900
TADJSP/SQFT		\$105.19	\$93.90	\$102.57	\$74.89
					\$87.56
Total Adj Factors	\$74,600	\$68,100	\$64,900	\$59,200	\$70,500
Adjusted Sale Price		\$146,400	\$129,700	\$135,300	\$107,000
					\$54,300
Comparable Estimate	\$127,000 (\$98.3/SFLA)				\$115,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-13	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8
Owner	Jordan, Demetric N	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C
Address	32 Pennock Pl	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	79 x 100	76 x 100	65 x 128	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	1 / 1	1 / 0	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	1600	1330	1278	1374	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1600	1330	1278	1374	1169
Att/Det Gar Sqft	408	280	273	280	440
Prior Land	\$11,000				
Prior Total	\$91,300				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57
Total Adj Factors	\$88,800	\$68,100	\$64,900	\$70,500	\$59,200
Adjusted Sale Price		\$160,600	\$143,900	\$121,200	\$149,500
Comparable Estimate	\$141,000 (\$88.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-14	101.44-2-4	101.36-14-12	101.44-2-8	101.36-5-16
Owner	Kopera, Joseph J Jr	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Peri, Gregory
Address	38 Pennock Pl	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	79 x 100	76 x 100	51 x 100	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1956 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	1 / 1	1 / 0	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	1692	1330	1278	1169	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1692	1330	1278	1169	1374
Att/Det Gar Sqft	480	280	273	440	280
Prior Land	\$11,000				
Prior Total	\$89,640				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$9,000	\$12,000
					\$8,000
Sale Date		12/24/2019	12/30/2019	8/19/2020	1/25/2019
Sale Price		\$138,100	\$118,400	\$119,900	\$98,000
Time Adj Sale Price		\$139,900	\$120,000	\$119,900	\$102,900
TADJSP/SQFT		\$105.19	\$93.90	\$102.57	\$74.89
					\$87.56
Total Adj Factors	\$85,200	\$68,100	\$64,900	\$59,200	\$70,500
Adjusted Sale Price		\$157,000	\$140,300	\$145,900	\$117,600
					\$54,300
Comparable Estimate	\$137,000 (\$80.97/SFLA)				\$125,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-15	101.44-2-4	101.36-14-12	101.44-2-8	101.36-5-16
Owner	Davis, Jimmie Jr	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Peri, Gregory
Address	44 Pennock Pl	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 110	79 x 100	76 x 100	51 x 100	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1956 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	2	2	2
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	1828	1330	1278	1169	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 250	0 280	0 0	0 0
SFLA	1828	1330	1278	1169	1374
Att/Det Gar Sqft	456	280	273	440	280
Prior Land	\$11,000				
Prior Total	\$95,450				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$9,000	\$12,000
					\$8,000
Sale Date		12/24/2019	12/30/2019	8/19/2020	1/25/2019
Sale Price		\$138,100	\$118,400	\$119,900	\$98,000
Time Adj Sale Price		\$139,900	\$120,000	\$119,900	\$102,900
TADJSP/SQFT		\$105.19	\$93.90	\$102.57	\$74.89
					\$87.56
Total Adj Factors	\$91,400	\$68,100	\$64,900	\$59,200	\$70,500
Adjusted Sale Price		\$163,200	\$146,500	\$152,100	\$123,800
					\$54,300
Comparable Estimate	\$144,000 (\$78.77/SFLA)				\$132,100

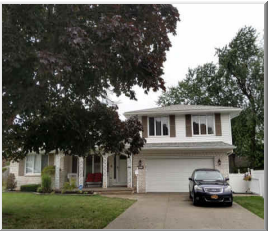
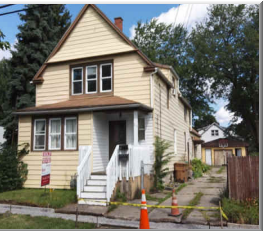
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-16	101.44-2-4	101.36-14-12	101.44-2-8	101.36-5-16
Owner	Walker, Paul L	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Peri, Gregory
Address	50 Pennock Pl	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	89 x 110	79 x 100	76 x 100	51 x 100	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1955 / 0	1945 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	2	2	2
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	2391	1330	1278	1169	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	2391	1330	1278	1169	1374
Att/Det Gar Sqft	675	280	273	440	280
Prior Land	\$13,700				
Prior Total	\$120,350				
Comp Land Estimate	\$14,000	\$12,000	\$12,000	\$9,000	\$12,000
					\$8,000
Sale Date		12/24/2019	12/30/2019	8/19/2020	1/25/2019
Sale Price		\$138,100	\$118,400	\$119,900	\$98,000
Time Adj Sale Price		\$139,900	\$120,000	\$119,900	\$102,900
TADJSP/SQFT		\$105.19	\$93.90	\$102.57	\$74.89
					\$87.56
Total Adj Factors	\$121,700	\$68,100	\$64,900	\$59,200	\$70,500
Adjusted Sale Price		\$193,500	\$176,800	\$182,400	\$154,100
					\$54,300
Comparable Estimate	\$174,000 (\$72.77/SFLA)				\$162,400

	<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	101.36-12-7	102.21-6-62	101.36-14-17	102.21-7-53	101.28-6-2	101.28-6-7
Owner	Barnes, Vicki	Huff, Anthony B	Al-Obaidi, Khulood J	Sims, Cassandra	Martin, Andrew J	Wilson, Nadia T
Address	1 Pine Cir	64 David Ave	88 Alpine Pl	50 Parkedge Dr	17 David Ave	40 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	30 x 135	51 x 100	50 x 130	30 x 135	50 x 130
Building Style	05 Colonial	08 Old style	04 Cape cod	04 Cape cod	02 Raised ranch	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1934 / 0	1956 / 0	1950 / 0	1988 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.7	1.0	2.0
Bedrooms	4	4	3	3	3	4
Full/Half Baths	2 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
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	1569	1001	975	812	861	916
2nd Sty Area	1396	936	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	651 0	0 450
SFLA	2965	1937	1463	1592	1512	1516
Att/Det Gar Sqft	504	396	280	350		300
Prior Land	\$11,600					
Prior Total	\$85,000					
Comp Land Estimate	\$12,000	\$8,000	\$9,000	\$10,000	\$8,000	\$10,000
Sale Date		10/19/2020	5/13/2019	7/30/2019	7/31/2020	5/20/2019
Sale Price		\$137,000	\$110,000	\$102,000	\$120,800	\$113,000
Time Adj Sale Price		\$137,000	\$114,100	\$105,100	\$120,800	\$117,200
TADJSP/SQFT		\$70.73	\$77.99	\$66.02	\$79.89	\$77.31
Total Adj Factors	\$128,000	\$70,300	\$58,000	\$62,700	\$57,200	\$62,600
Adjusted Sale Price		\$194,700	\$184,100	\$170,400	\$191,600	\$182,600
Comparable Estimate	\$185,000 (\$62.39/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-12-6	102.21-6-62	101.36-14-17	102.21-7-53	101.28-6-2	101.28-6-7
Owner	Ibeka, Cyril	Huff, Anthony B	Al-Obaidi, Khulood J	Sims, Cassandra	Martin, Andrew J	Wilson, Nadia T
Address	7 Pine Cir	64 David Ave	88 Alpine Pl	50 Parkedge Dr	17 David Ave	40 Parkedge 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 109	30 x 135	51 x 100	50 x 130	30 x 135	50 x 130
Building Style	03 Split level	08 Old style	04 Cape cod	04 Cape cod	02 Raised ranch	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1934 / 0	1956 / 0	1950 / 0	1988 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 668	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	1.7	1.0	2.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1811	1001	975	812	861	916
2nd Sty Area	0	936	0	0	0	600
Fin Bsmt/Fin Rec Rm	668 0	0 0	0 0	0 0	651 0	0 450
SFLA	2479	1937	1463	1592	1512	1516
Att/Det Gar Sqft		396	280	350		300
Prior Land	\$11,500					
Prior Total	\$107,900					
Comp Land Estimate	\$12,000	\$8,000	\$9,000	\$10,000	\$8,000	\$10,000
Sale Date		10/19/2020	5/13/2019	7/30/2019	7/31/2020	5/20/2019
Sale Price		\$137,000	\$110,000	\$102,000	\$120,800	\$113,000
Time Adj Sale Price		\$137,000	\$114,100	\$105,100	\$120,800	\$117,200
TADJSP/SQFT		\$70.73	\$77.99	\$66.02	\$79.89	\$77.31
Total Adj Factors	\$105,200	\$70,300	\$58,000	\$62,700	\$57,200	\$62,600
Adjusted Sale Price		\$171,900	\$161,300	\$147,600	\$168,800	\$159,800
Comparable Estimate	\$162,000 (\$65.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-13-10	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8
Owner	Bell, Keith M	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C
Address	8 Pine Cir	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	79 x 100	76 x 100	65 x 128	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 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 Yes	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	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	1 / 1	1 / 0	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	1402	1330	1278	1374	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1402	1330	1278	1374	1169
Att/Det Gar Sqft	480	280	273	280	440
Prior Land	\$11,000				
Prior Total	\$78,850				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57
Total Adj Factors	\$72,100	\$68,100	\$64,900	\$70,500	\$59,200
Adjusted Sale Price		\$143,900	\$127,200	\$104,500	\$132,800
Comparable Estimate	\$124,000 (\$88.45/SFLA)				\$54,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-12-5	101.36-11-4.11	102.21-4-5	101.28-5-8	101.36-3-3
Owner	Sanetick, James R III	McClure, Leon	Islam, Moynul	Frances Dugan, Andrew	Weaver, Leah T
Address	11 Pine Cir	23 Villa Moraine Dr	20 Pendennis Pl	36 David Ave	42 Olcott Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 138	50 x 115	72 x 124	60 x 135	60 x 130
Building Style	12 Duplex	03 Split level	05 Colonial	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1970 / 0	1956 / 0	1915 / 0	1917 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	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 No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	1.0	2.0	2.0	2.0
Bedrooms	5	5	5	5	6
Full/Half Baths	3 / 0	2 / 1	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	3 Partial 0	3 Partial 0	2 Crawl 0
1st Sty Area	1750	2259	1560	1624	1209
2nd Sty Area	1750	0	1280	902	1200
Fin Bsmt/Fin Rec Rm	0 0	308 0	0 0	0 0	0 0
SFLA	3500	2567	2840	2717	2409
Att/Det Gar Sqft	484		748	462	
Prior Land	\$11,800				
Prior Total	\$145,200				
Comp Land Estimate	\$12,000	\$10,000	\$13,000	\$12,000	\$12,000
Sale Date		5/10/2019	12/28/2018	9/16/2019	1/21/2020
Sale Price		\$225,000	\$145,000	\$109,900	\$76,000
Time Adj Sale Price		\$233,300	\$153,200	\$112,500	\$76,800
TADJSP/SQFT		\$90.88	\$53.94	\$41.41	\$31.88
Total Adj Factors	\$122,600	\$138,500	\$83,800	\$48,100	\$9,000
Adjusted Sale Price		\$217,400	\$192,000	\$187,000	\$190,400
Comparable Estimate	\$206,000 (\$58.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-12-3	101.44-2-8	101.28-9-14	101.36-6-2	101.36-14-12
Owner	Gates Meri C	Meinhold, Kelly C	Jamh WNY LLC	Gregoire, Todd C	Soles, Viola D
Address	19 Pine Cir	120 Alpine Pl	24 Bell St	9 Markus Dr	110 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	82 x 100	51 x 100	34 x 117	54 x 98	76 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1990 / 0	1955 / 0	1956 / 0	1950 / 0	1956 / 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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	1056	1169	1085	988	1278
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280
SFLA	1056	1169	1085	988	1278
Att/Det Gar Sqft	418	440	399	320	273
Prior Land	\$12,300				
Prior Total	\$63,910				
Comp Land Estimate	\$13,000	\$9,000	\$8,000	\$10,000	\$12,000
Sale Date		8/19/2020	9/29/2020	7/18/2018	12/30/2019
Sale Price		\$119,900	\$95,000	\$100,000	\$118,400
Time Adj Sale Price		\$119,900	\$95,000	\$108,700	\$120,000
TADJSP/SQFT		\$102.57	\$87.56	\$110.02	\$93.90
Total Adj Factors	\$57,700	\$59,200	\$54,300	\$51,900	\$64,900
Adjusted Sale Price		\$118,400	\$98,400	\$114,500	\$112,800
Comparable Estimate	\$111,000 (\$105.11/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-12-2	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8	101.28-9-14
Owner	Club 1210 LLC	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C	Jamh WNY LLC
Address	23 Pine Cir	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 142	79 x 100	76 x 100	65 x 128	51 x 100	34 x 117
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	1971 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 0	1956 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1878	1330	1278	1374	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0	0 0
SFLA	1878	1330	1278	1374	1169	1085
Att/Det Gar Sqft	400	280	273	280	440	399
Prior Land	\$13,200					
Prior Total	\$103,750					
Comp Land Estimate	\$14,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57	\$87.56
Total Adj Factors	\$94,700	\$68,100	\$64,900	\$70,500	\$59,200	\$54,300
Adjusted Sale Price		\$166,500	\$149,800	\$127,100	\$155,400	\$135,400
Comparable Estimate	\$147,000 (\$78.27/SFLA)					



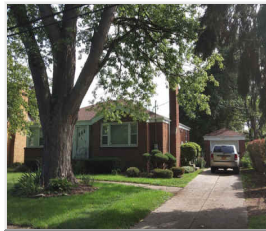
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-12-1	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8	101.28-9-14
Owner	Bliemeister, Ernest J	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C	Jamh WNY LLC
Address	27 Pine Cir	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 126	79 x 100	76 x 100	65 x 128	51 x 100	34 x 117
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	1971 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 0	1956 / 0
Condition	4 Good	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	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1772	1330	1278	1374	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0	0 0
SFLA	1772	1330	1278	1374	1169	1085
Att/Det Gar Sqft	440	280	273	280	440	399
Prior Land	\$12,100					
Prior Total	\$104,580					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57	\$87.56
Total Adj Factors	\$101,200	\$68,100	\$64,900	\$70,500	\$59,200	\$54,300
Adjusted Sale Price		\$173,000	\$156,300	\$133,600	\$161,900	\$141,900
Comparable Estimate	\$153,000 (\$86.34/SFLA)					

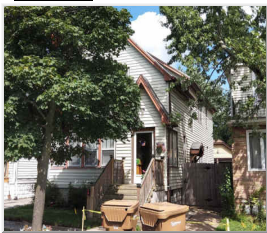


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-3-1	101.36-14-17	102.21-7-53	101.28-6-7	101.36-15-6	91.78-2-24
Owner	Darby, Robert	Al-Obaidi, Khulood J	Sims, Cassandra	Wilson, Nadia T	Hill, Jacqueline Elise	Kiristitz, Richard J
Address	5 Pine Park	88 Alpine Pl	50 Parkedge Dr	40 Parkedge Dr	91 Alpine Pl	7 St James 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	89 x 100	51 x 100	50 x 130	50 x 130	51 x 101	46 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1949 / 0	1955 / 0	1948 / 0
Condition	4 Good	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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	2.0	1.5	1.7
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 1	1 / 0	1 / 0	1 / 1	1 / 0	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	1690	975	812	916	946	750
2nd Sty Area	0	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 0	0 0
SFLA	2470	1463	1592	1516	1183	1687
Att/Det Gar Sqft	576	280	350	300	300	280
Prior Land	\$12,900					
Prior Total	\$123,900					
Comp Land Estimate	\$13,000	\$9,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		5/13/2019	7/30/2019	5/20/2019	3/28/2019	10/12/2018
Sale Price		\$110,000	\$102,000	\$113,000	\$110,000	\$125,122
Time Adj Sale Price		\$114,100	\$105,100	\$117,200	\$114,800	\$133,700
TADJSP/SQFT		\$77.99	\$66.02	\$77.31	\$97.04	\$79.25
Total Adj Factors	\$118,600	\$58,000	\$62,700	\$62,600	\$59,500	\$64,700
Adjusted Sale Price		\$174,700	\$161,000	\$173,200	\$173,900	\$187,600
Comparable Estimate	\$174,000 (\$70.45/SFLA)					

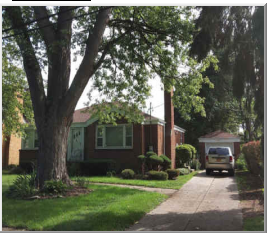


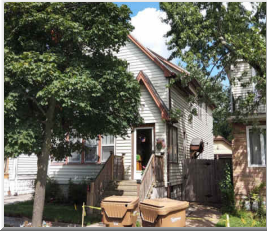
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-13-7	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8	101.28-9-14
Owner	Uddin Mohammed Ashk	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C	Jamh WNY LLC
Address	6 Pine Park	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	89 x 97	79 x 100	76 x 100	65 x 128	51 x 100	34 x 117
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	1952 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 0	1956 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
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	4 Full 0	4 Full 0
1st Sty Area	1417	1330	1278	1374	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 719	0 250	0 280	0 0	0 0	0 0
SFLA	1417	1330	1278	1374	1169	1085
Att/Det Gar Sqft	400	280	273	280	440	399
Prior Land	\$12,700					
Prior Total	\$103,800					
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57	\$87.56
Total Adj Factors	\$88,500	\$68,100	\$64,900	\$70,500	\$59,200	\$54,300
Adjusted Sale Price		\$160,300	\$143,600	\$120,900	\$149,200	\$129,200
Comparable Estimate	\$141,000 (\$99.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-2	101.44-2-4	101.36-14-12	101.44-2-8	101.36-5-16
Owner	Bakkar, Abu	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Peri, Gregory
Address	11 Pine Park	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 110	79 x 100	76 x 100	51 x 100	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	1 / 1	1 / 0	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	1592	1330	1278	1169	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 250	0 280	0 0	0 0
SFLA	1592	1330	1278	1169	1374
Att/Det Gar Sqft	360	280	273	440	280
Prior Land	\$11,000				
Prior Total	\$105,200				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$9,000	\$12,000
					\$8,000
Sale Date		12/24/2019	12/30/2019	8/19/2020	1/25/2019
Sale Price		\$138,100	\$118,400	\$119,900	\$98,000
Time Adj Sale Price		\$139,900	\$120,000	\$119,900	\$102,900
TADJSP/SQFT		\$105.19	\$93.90	\$102.57	\$74.89
					\$87.56
Total Adj Factors	\$92,000	\$68,100	\$64,900	\$59,200	\$70,500
Adjusted Sale Price		\$163,800	\$147,100	\$152,700	\$124,400
					\$54,300
Comparable Estimate	\$144,000 (\$90.45/SFLA)				\$132,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-13-8	102.21-6-62	101.36-14-17	102.21-7-53	101.36-14-12
Owner	Daniels, Bruce E	Huff, Anthony B	Al-Obaidi, Khulood J	Sims, Cassandra	Tydlus, Jessica L
Address	12 Pine Park	64 David Ave	88 Alpine Pl	50 Parkedge Dr	155 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	78 x 110	30 x 135	51 x 100	50 x 130	79 x 100
Building Style	03 Split level	08 Old style	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1934 / 0	1956 / 0	1950 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 844	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	1.7	1.0
Bedrooms	3	4	3	3	2
Full/Half Baths	2 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1758	1001	975	812	1330
2nd Sty Area	0	936	0	0	0
Fin Bsmt/Fin Rec Rm	844 0	0 0	0 0	0 0	0 250
SFLA	2602	1937	1463	1592	1330
Att/Det Gar Sqft		396	280	350	280
Prior Land	\$12,400				
Prior Total	\$111,220				
Comp Land Estimate	\$13,000	\$8,000	\$9,000	\$10,000	\$12,000
Sale Date		10/19/2020	5/13/2019	7/30/2019	12/24/2019
Sale Price		\$137,000	\$110,000	\$102,000	\$138,100
Time Adj Sale Price		\$137,000	\$114,100	\$105,100	\$139,900
TADJSP/SQFT		\$70.73	\$77.99	\$66.02	\$105.19
Total Adj Factors	\$112,900	\$70,300	\$58,000	\$62,700	\$68,100
Adjusted Sale Price		\$179,600	\$169,000	\$155,300	\$184,700
Comparable Estimate	\$171,000 (\$65.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-10	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8
Owner	Jensen, Patricia	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C
Address	15 Pine Park	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	95 x 88	79 x 100	76 x 100	65 x 128	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1945 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1404	1330	1278	1374	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 250	0 280	0 0	0 0
SFLA	1404	1330	1278	1374	1169
Att/Det Gar Sqft	483	280	273	280	440
Prior Land	\$12,700				
Prior Total	\$69,720				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57
Total Adj Factors	\$74,900	\$68,100	\$64,900	\$70,500	\$59,200
Adjusted Sale Price		\$146,700	\$130,000	\$107,300	\$135,600
Comparable Estimate	\$127,000 (\$90.46/SFLA)				\$54,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-3	101.36-14-12	101.44-2-4	101.44-2-8	101.36-5-16
Owner	Adams, Carla R	Soles, Viola D	Tydus, Jessica L	Meinhold, Kelly C	Peri, Gregory
Address	17 Pine Park	110 Alpine Pl	155 Avery Pl	120 Alpine Pl	365 Pine Ridge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	76 x 100	79 x 100	51 x 100	65 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1955 / 0	1945 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	2
Full/Half Baths	1 / 1	1 / 0	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	1264	1278	1330	1169	1374
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 250	0 0	0 0
SFLA	1264	1278	1330	1169	1374
Att/Det Gar Sqft	280	273	280	440	280
Prior Land	\$11,000				
Prior Total	\$53,120				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$9,000	\$12,000
					\$8,000
Sale Date		12/30/2019	12/24/2019	8/19/2020	1/25/2019
Sale Price		\$118,400	\$138,100	\$119,900	\$98,000
Time Adj Sale Price		\$120,000	\$139,900	\$119,900	\$102,900
TADJSP/SQFT		\$93.90	\$105.19	\$102.57	\$74.89
					\$87.56
Total Adj Factors	\$64,900	\$64,900	\$68,100	\$59,200	\$70,500
Adjusted Sale Price		\$120,000	\$136,700	\$125,600	\$97,300
					\$54,300
Comparable Estimate	\$117,000 (\$92.56/SFLA)				\$105,600

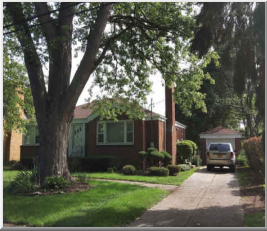
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-13-9	102.21-6-62	101.36-14-17	102.21-7-53	101.44-2-4
Owner	Pearson, Jacob III	Huff, Anthony B	Al-Obaidi, Khulood J	Sims, Cassandra	Tydlus, Jessica L
Address	18 Pine Park	64 David Ave	88 Alpine Pl	50 Parkedge Dr	155 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	78 x 110	30 x 135	51 x 100	50 x 130	79 x 100
Building Style	03 Split level	08 Old style	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1934 / 0	1956 / 0	1950 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 694	C Average 110	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	1.7	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1588	1001	975	812	1330
2nd Sty Area	0	936	0	0	0
Fin Bsmt/Fin Rec Rm	694 0	0 0	0 0	0 0	0 250
SFLA	2282	1937	1463	1592	1330
Att/Det Gar Sqft		396	280	350	280
Prior Land	\$12,400				
Prior Total	\$98,770				
Comp Land Estimate	\$13,000	\$8,000	\$9,000	\$10,000	\$12,000
Sale Date		10/19/2020	5/13/2019	7/30/2019	12/24/2019
Sale Price		\$137,000	\$110,000	\$102,000	\$138,100
Time Adj Sale Price		\$137,000	\$114,100	\$105,100	\$139,900
TADJSP/SQFT		\$70.73	\$77.99	\$66.02	\$105.19
Total Adj Factors	\$97,200	\$70,300	\$58,000	\$62,700	\$68,100
Adjusted Sale Price		\$163,900	\$153,300	\$139,600	\$169,000
Comparable Estimate	\$156,000 (\$68.36/SFLA)				

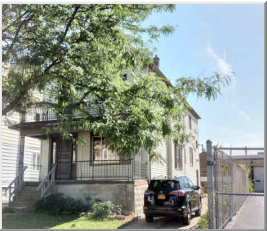
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-3-7	101.44-2-4	101.36-14-12	101.36-5-16	101.44-2-8	101.28-9-14
Owner	Green, Norman E	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Meinhold, Kelly C	Jamh WNY LLC
Address	20 Pine Park	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	82 x 120	79 x 100	76 x 100	65 x 128	51 x 100	34 x 117
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	1957 / 0	1956 / 0	1945 / 0	1955 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
Full/Half Baths	2 / 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	4 Full 0	4 Full 0
1st Sty Area	1445	1330	1278	1374	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 250	0 280	0 0	0 0	0 0
SFLA	1445	1330	1278	1374	1169	1085
Att/Det Gar Sqft	500	280	273	280	440	399
Prior Land	\$13,400					
Prior Total	\$76,360					
Comp Land Estimate	\$14,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57	\$87.56
Total Adj Factors	\$79,500	\$68,100	\$64,900	\$70,500	\$59,200	\$54,300
Adjusted Sale Price		\$151,300	\$134,600	\$111,900	\$140,200	\$120,200
Comparable Estimate	\$132,000 (\$91.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-4	101.44-2-4	101.36-14-12	101.44-2-8	101.28-9-14
Owner	Parmer, Jerneal	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Jamh WNY LLC
Address	23 Pine Park	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	24 Bell St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	79 x 100	76 x 100	51 x 100	34 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1945 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	1543	1330	1278	1374	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1543	1330	1278	1374	1169
Att/Det Gar Sqft	558	280	273	280	440
Prior Land	\$11,000				
Prior Total	\$78,020				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$12,000	\$9,000
					\$8,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57
					\$87.56
Total Adj Factors	\$80,000	\$68,100	\$64,900	\$70,500	\$54,300
Adjusted Sale Price		\$151,800	\$135,100	\$112,400	\$140,700
Comparable Estimate	\$132,000 (\$85.55/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-3-5	101.36-14-17	102.21-7-53	101.28-6-7	101.36-15-6	91.78-2-24
Owner	Johnson-Ireland, Joyce	Al-Obaidi, Khulood J	Sims, Cassandra	Wilson, Nadia T	Hill, Jacqueline Elise	Kiristitz, Richard J
Address	27 Pine Park	88 Alpine Pl	50 Parkedge Dr	40 Parkedge Dr	91 Alpine Pl	7 St James 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 110	51 x 100	50 x 130	50 x 130	51 x 101	46 x 130
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	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1950 / 0	1949 / 0	1955 / 0	1948 / 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 110	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	2.0	1.5	1.7
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	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	1212	975	812	916	946	750
2nd Sty Area	0	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 440	0 0	0 0	0 450	0 0	0 0
SFLA	2121	1463	1592	1516	1183	1687
Att/Det Gar Sqft	572	280	350	300	300	280
Prior Land	\$11,000					
Prior Total	\$110,000					
Comp Land Estimate	\$11,000	\$9,000	\$10,000	\$10,000	\$9,000	\$10,000
Sale Date		5/13/2019	7/30/2019	5/20/2019	3/28/2019	10/12/2018
Sale Price		\$110,000	\$102,000	\$113,000	\$110,000	\$125,122
Time Adj Sale Price		\$114,100	\$105,100	\$117,200	\$114,800	\$133,700
TADJSP/SQFT		\$77.99	\$66.02	\$77.31	\$97.04	\$79.25
Total Adj Factors	\$87,400	\$58,000	\$62,700	\$62,600	\$59,500	\$64,700
Adjusted Sale Price		\$143,500	\$129,800	\$142,000	\$142,700	\$156,400
Comparable Estimate	\$143,000 (\$67.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-3-6	101.44-2-4	101.36-14-12	101.44-2-8	101.28-9-14
Owner	Parmer-Garner, Michelle	Tydus, Jessica L	Soles, Viola D	Peri, Gregory	Jamh WNY LLC
Address	31 Pine Park	155 Avery Pl	110 Alpine Pl	365 Pine Ridge Rd	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 110	79 x 100	76 x 100	65 x 128	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1945 / 0	1956 / 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	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	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	4 Full 0
1st Sty Area	1680	1330	1278	1374	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 280	0 0	0 0
SFLA	1680	1330	1278	1374	1169
Att/Det Gar Sqft	460	280	273	280	440
Prior Land	\$12,100				
Prior Total	\$84,660				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		12/24/2019	12/30/2019	1/25/2019	8/19/2020
Sale Price		\$138,100	\$118,400	\$98,000	\$119,900
Time Adj Sale Price		\$139,900	\$120,000	\$102,900	\$119,900
TADJSP/SQFT		\$105.19	\$93.90	\$74.89	\$102.57
Total Adj Factors	\$84,500	\$68,100	\$64,900	\$70,500	\$59,200
Adjusted Sale Price		\$156,300	\$139,600	\$116,900	\$145,200
Comparable Estimate	\$137,000 (\$81.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-28	101.60-4-21	101.60-4-20	101.60-5-43	101.60-3-31
Owner	Kuhni, Kevin	Noman, Khasru	Khatun, Rashida	Redrick, Meshiya D	Hossain, Anowara
Address	13 Pine Ridge Rd	12 Hoerner Ave	14 Hoerner Ave	73 Hoerner Ave	23 Euclid Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 108	30 x 108	30 x 108	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1925 / 0	1907 / 0	1910 / 0	1920 / 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 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1056	1008	1132	1056	1123
2nd Sty Area	1056	1008	1012	1056	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2112	2016	2144	2112	2246
Att/Det Gar Sqft	672			324	576
Prior Land	\$6,300				
Prior Total	\$40,800				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		7/30/2019	10/6/2020	10/24/2019	1/3/2019
Sale Price		\$80,000	\$80,000	\$93,000	\$84,000
Time Adj Sale Price		\$82,400	\$80,000	\$94,900	\$88,200
TADJSP/SQFT		\$40.87	\$37.31	\$44.93	\$39.27
Total Adj Factors	\$35,900	\$32,600	\$15,900	\$16,200	\$25,200
Adjusted Sale Price		\$85,700	\$100,000	\$114,600	\$98,900
Comparable Estimate	\$102,000 (\$48.3/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-3-22	101.60-4-20	101.60-4-21	101.60-5-43	101.60-3-43	101.60-3-31
Owner	Gierke, Andreas	Khatun, Rashida	Noman, Khasru	Redrick, Meshiya D	Wojewoda, Kyle R	Hossain, Anowara
Address	16 Pine Ridge Rd	14 Hoerner Ave	12 Hoerner Ave	73 Hoerner Ave	73 Euclid Ave	23 Euclid 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	38 x 100	30 x 108	30 x 108	30 x 108	35 x 129	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1925 / 0	1910 / 0	1920 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	1 No central 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	2.0	2.0
Bedrooms	5	5	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1034	1132	1008	1056	1008	1123
2nd Sty Area	1034	1012	1008	1056	1008	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2068	2144	2016	2112	2016	2246
Att/Det Gar Sqft		1,200		324	400	576
Prior Land	\$7,600					
Prior Total	\$61,900					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$9,000	\$9,000
Sale Date		10/6/2020	7/30/2019	10/24/2019	7/20/2018	1/3/2019
Sale Price		\$80,000	\$80,000	\$93,000	\$98,594	\$84,000
Time Adj Sale Price		\$80,000	\$82,400	\$94,900	\$107,200	\$88,200
TADJSP/SQFT		\$37.31	\$40.87	\$44.93	\$53.17	\$39.27
Total Adj Factors	\$44,000	\$15,900	\$32,600	\$16,200	\$33,900	\$25,200
Adjusted Sale Price		\$108,100	\$93,800	\$122,700	\$117,300	\$107,000
Comparable Estimate	\$110,000 (\$53.19/SFLA)					

Subject

Comp 1

Comp 2

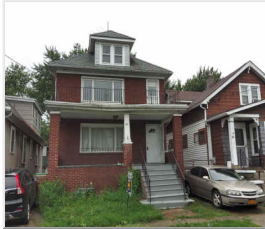
Comp 3

Comp 4

Comp 5

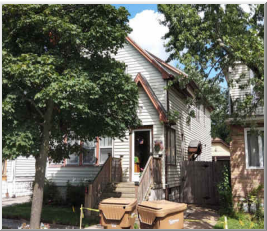


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-8-10	101.28-11-15	90.84-2-25	101.28-7-27	101.36-3-3	101.28-3-13
Owner	Moore, Luvena	Hodges, Taylor	Creative 786 Corporatio	Ahmed, Tanveer	Weaver, Leah T	Rahman, MD Abdur
Address	16 Pine Ridge Ter	34 Olcott Pl	56 Andrews Ave	25 Pine Ridge Ter	42 Olcott Pl	17 Andrews 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	29 x 122	30 x 133	60 x 204	40 x 114	60 x 130	35 x 150
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	04 Composition	04 Composition	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1935 / 0	1946 / 0	1894 / 0	1927 / 0	1917 / 0	1913 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	4	4	5	3	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1196	1056	1300	1272	1209	1293
2nd Sty Area	1012	1056	340	0	1200	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2208	2112	2240	1917	2409	1843
Att/Det Gar Sqft	400	756		252		400
Prior Land	\$6,500					
Prior Total	\$58,100					
Comp Land Estimate	\$7,000	\$7,000	\$14,000	\$9,000	\$12,000	\$9,000
Sale Date		12/6/2018	5/1/2019	11/29/2018	1/21/2020	7/6/2018
Sale Price		\$106,000	\$95,000	\$98,000	\$76,000	\$100,000
Time Adj Sale Price		\$112,000	\$98,500	\$104,100	\$76,800	\$108,700
TADJSP/SQFT		\$53.03	\$43.97	\$54.30	\$31.88	\$58.98
Total Adj Factors	\$38,100	\$40,200	\$37,000	\$32,100	\$9,000	\$34,000
Adjusted Sale Price		\$109,900	\$99,600	\$110,100	\$105,900	\$112,800
Comparable Estimate	\$108,000 (\$48.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-29.1	101.28-7-27	101.28-3-13	101.28-12-16	91.77-1-8
Owner	Kean Mark	Ahmed, Tanveer	Rahman, MD Abdur	Meah, Tipu	Hawkins, Aaron
Address	19 Pine Ridge Ter	25 Pine Ridge Ter	17 Andrews Ave	47 Avery Pl	44 Loxley Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 112	40 x 114	35 x 150	30 x 103	41 x 124
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	06 Stucco	02 Brick	04 Composition
Year Built/Eff Yr Built	1936 / 0	1927 / 0	1913 / 0	1930 / 0	1929 / 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/strm No	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	2.0	2.0
Bedrooms	5	3	4	6	4
Full/Half Baths	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
1st Sty Area	1029	1272	1293	880	959
2nd Sty Area	0	0	0	880	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1790	1917	1843	1760	1855
Att/Det Gar Sqft	324	252	400	484	665
Prior Land	\$7,400				
Prior Total	\$60,600				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$7,000	\$9,000
Sale Date		11/29/2018	7/6/2018	12/21/2018	2/7/2020
Sale Price		\$98,000	\$100,000	\$140,000	\$92,500
Time Adj Sale Price		\$104,100	\$108,700	\$147,900	\$93,300
TADJSP/SQFT		\$54.30	\$58.98	\$84.03	\$50.30
Total Adj Factors	\$33,400	\$32,100	\$34,000	\$34,300	\$36,100
Adjusted Sale Price		\$105,400	\$108,100	\$147,000	\$90,600
Comparable Estimate	\$109,000 (\$60.89/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-8-11	101.36-4-3	102.21-3-17	101.28-3-13	101.28-12-16	101.28-7-27
Owner	Hayden, Christine A	George, Asalmah	Eady, Aaron N	Rahman, MD Abdur	Meah, Tipu	Ahmed, Tanveer
Address	20 Pine Ridge Ter	7 Vera Ave	15 Winkler Rd	17 Andrews Ave	47 Avery Pl	25 Pine Ridge Ter
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	33 x 120	45 x 113	35 x 120	35 x 150	30 x 103	40 x 114
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	06 Stucco	02 Brick	04 Composition
Year Built/Eff Yr Built	1922 / 0	1930 / 0	1928 / 0	1913 / 0	1930 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.5	1.5	1.5	2.0	1.5
Bedrooms	4	4	3	4	6	3
Full/Half Baths	2 / 0	1 / 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	1295	1006	1078	1293	880	1272
2nd Sty Area	0	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1632	1623	1655	1843	1760	1917
Att/Det Gar Sqft	360	440	480	400	484	252
Prior Land	\$7,300					
Prior Total	\$50,800					
Comp Land Estimate	\$8,000	\$9,000	\$8,000	\$9,000	\$7,000	\$9,000
Sale Date		8/17/2018	7/27/2018	7/6/2018	12/21/2018	11/29/2018
Sale Price		\$118,000	\$90,552	\$100,000	\$140,000	\$98,000
Time Adj Sale Price		\$127,600	\$98,400	\$108,700	\$147,900	\$104,100
TADJSP/SQFT		\$78.62	\$59.46	\$58.98	\$84.03	\$54.30
Total Adj Factors	\$31,800	\$31,800	\$33,300	\$34,000	\$34,300	\$32,100
Adjusted Sale Price		\$127,600	\$96,900	\$106,500	\$145,400	\$103,800
Comparable Estimate	\$116,000 (\$71.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-8-12	102.21-6-62	90.76-5-36	91.77-1-3	91.77-3-14
Owner	Wright Arthur L	Huff, Anthony B	Perez, Hector E	Johnson, Teourialeir G	Dierdorf, Justin
Address	22 Pine Ridge Ter	64 David Ave	53 Preston Rd	2501 Genesee St	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	33 x 120	30 x 135	35 x 103	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1927 / 0	1934 / 0	1930 / 0	1930 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	2.0	2.0	1.5	1.3	2.0
Bedrooms	2	4	3	4	3
Full/Half Baths	1 / 0	2 / 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	1136	1001	1100	1136	876
2nd Sty Area	1100	936	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	2236	1937	1678	1494	1644
Att/Det Gar Sqft		396	308	216	624
Prior Land	\$7,300				
Prior Total	\$64,740				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/19/2020	8/13/2020	10/23/2020	11/21/2019
Sale Price		\$137,000	\$116,000	\$116,000	\$146,500
Time Adj Sale Price		\$137,000	\$116,000	\$116,000	\$149,000
TADJSP/SQFT		\$70.73	\$69.13	\$77.64	\$90.63
Total Adj Factors	\$37,000	\$70,300	\$35,500	\$29,200	\$57,300
Adjusted Sale Price		\$103,700	\$117,500	\$123,800	\$128,700
Comparable Estimate	\$114,000 (\$50.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-7-28	102.21-2-24	91.77-1-3	101.36-1-4	90.76-3-21	90.76-2-50
Owner	Botta, Paula	Sinclair, Jake P	Johnson, Teourialeir G	Parven, Farzana	Sarki, Subash	Weeks, Atiya B
Address	23 Pine Ridge Ter	19 Rowland Rd	2501 Genesee St	57 Alpine Pl	22 Marne Rd	73 Eggert 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 113	34 x 120	34 x 120	60 x 112	35 x 103	35 x 119
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	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1928 / 0	1930 / 0	1920 / 0	1930 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	0 / N
Stories	1.7	1.3	1.3	2.0	1.3	1.5
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	916	1023	1136	676	1116	1014
2nd Sty Area	0	0	0	702	0	0
Fin Bsmt/Fin Rec Rm	0 168	0 0	0 0	0 0	0 900	0 0
SFLA	1420	1300	1494	1378	1451	1284
Att/Det Gar Sqft	240	266	216	308	280	180
Prior Land	\$7,400					
Prior Total	\$64,740					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$8,000	\$8,000
Sale Date		4/4/2019	10/23/2020	8/9/2019	9/11/2020	7/22/2020
Sale Price		\$85,000	\$116,000	\$90,000	\$120,000	\$92,500
Time Adj Sale Price		\$88,400	\$116,000	\$92,400	\$120,000	\$92,500
TADJSP/SQFT		\$68.00	\$77.64	\$67.05	\$82.70	\$72.04
Total Adj Factors	\$31,400	\$27,600	\$29,200	\$32,400	\$33,800	\$29,500
Adjusted Sale Price		\$92,200	\$118,200	\$91,400	\$117,600	\$94,400
Comparable Estimate	\$103,000 (\$72.54/SFLA)					

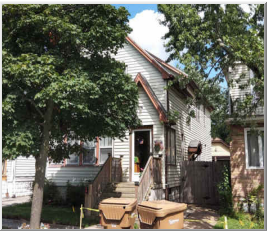
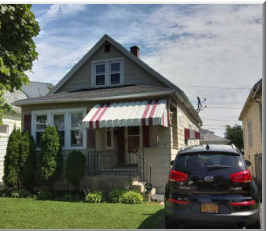
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-27	101.28-7-27	101.28-3-13	101.28-7-9	90.84-3-17
Owner	Ahmed, Tanveer	Ahmed, Tanveer	Rahman, MD Abdur	Hanif, Mohammed	Hewitt, Jason
Address	25 Pine Ridge Ter	25 Pine Ridge Ter	17 Andrews Ave	384 Pine Ridge Rd	39 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 114	40 x 114	35 x 150	55 x 128	45 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	06 Stucco	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1913 / 0	1880 / 0	1902 / 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 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	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	2.0	1.5
Bedrooms	3	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1272	1272	1293	1041	1190
2nd Sty Area	0	0	0	861	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1917	1917	1843	1902	1886
Att/Det Gar Sqft	252	252	400	1,029	1886
Prior Land	\$8,500				
Prior Total	\$65,700				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$11,000	\$11,000
Sale Date		11/29/2018	7/6/2018	4/23/2019	3/20/2020
Sale Price		\$98,000	\$100,000	\$78,000	\$85,000
Time Adj Sale Price		\$104,100	\$108,700	\$81,100	\$85,600
TADJSP/SQFT		\$54.30	\$58.98	\$42.64	\$45.39
Total Adj Factors	\$32,100	\$32,100	\$34,000	\$32,400	\$19,000
Adjusted Sale Price		\$104,100	\$106,800	\$80,800	\$98,700
Comparable Estimate	\$96,000 (\$50.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-8-13	101.28-11-15	90.84-2-25	101.36-3-3	101.28-7-27	101.52-3-5
Owner	Knerr, Matthew	Hodges, Taylor	Creative 786 Corporatio	Weaver, Leah T	Ahmed, Tanveer	Bird House Holdings LL
Address	26 Pine Ridge Ter	34 Olcott Pl	56 Andrews Ave	42 Olcott Pl	25 Pine Ridge Ter	122 Haller 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	33 x 120	30 x 133	60 x 204	60 x 130	40 x 114	30 x 102
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1933 / 0	1946 / 0	1894 / 0	1917 / 0	1927 / 0	1920 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5	2.0
Bedrooms	4	4	5	6	3	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1496	1056	1300	1209	1272	1175
2nd Sty Area	0	1056	340	1200	0	1099
Fin Bsmt/Fin Rec Rm	0 202	0 0	0 0	0 0	0 0	0 0
SFLA	2252	2112	2240	2409	1917	2274
Att/Det Gar Sqft	616	756			252	
Prior Land	\$7,300					
Prior Total	\$77,700					
Comp Land Estimate	\$8,000	\$7,000	\$14,000	\$12,000	\$9,000	\$7,000
Sale Date		12/6/2018	5/1/2019	1/21/2020	11/29/2018	2/6/2020
Sale Price		\$106,000	\$95,000	\$76,000	\$98,000	\$129,000
Time Adj Sale Price		\$112,000	\$98,500	\$76,800	\$104,100	\$130,100
TADJSP/SQFT		\$53.03	\$43.97	\$31.88	\$54.30	\$57.21
Total Adj Factors	\$49,100	\$40,200	\$37,000	\$9,000	\$32,100	\$35,700
Adjusted Sale Price		\$120,900	\$110,600	\$116,900	\$121,100	\$143,500
Comparable Estimate	\$123,000 (\$54.62/SFLA)					

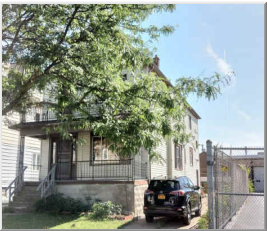
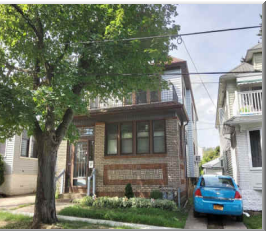


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-4-31	101.60-3-31	101.60-6-27	101.52-3-5	101.60-4-20	101.60-4-21
Owner	Stromberg, Michael	Hossain, Anowara	Baltimore, Tereka N	Bird House Holdings LL	Khatun, Rashida	Noman, Khasru
Address	27 Pine Ridge Rd	23 Euclid Ave	45 Haller Ave	122 Haller Ave	14 Hoerner Ave	12 Hoerner 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 110	35 x 129	30 x 121	30 x 102	30 x 108	30 x 108
Building Style	08 Old 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1920 / 0	1920 / 0	1907 / 0	1925 / 0
Condition	3 Normal	2 Fair	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	6	6	5	6
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	1 Slab/pier 0	3 Partial 0
1st Sty Area	1152	1123	1127	1175	1132	1008
2nd Sty Area	1152	1123	1127	1099	1012	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2304	2246	2254	2274	2144	2016
Att/Det Gar Sqft		576				
Prior Land	\$6,300					
Prior Total	\$57,100					
Comp Land Estimate	\$7,000	\$9,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		1/3/2019	3/29/2019	2/6/2020	10/6/2020	7/30/2019
Sale Price		\$84,000	\$145,000	\$129,000	\$80,000	\$80,000
Time Adj Sale Price		\$88,200	\$151,300	\$130,100	\$80,000	\$82,400
TADJSP/SQFT		\$39.27	\$67.13	\$57.21	\$37.31	\$40.87
Total Adj Factors	\$32,500	\$25,200	\$35,500	\$35,700	\$15,900	\$32,600
Adjusted Sale Price		\$95,500	\$148,300	\$126,900	\$96,600	\$82,300
Comparable Estimate	\$110,000 (\$47.74/SFLA)					

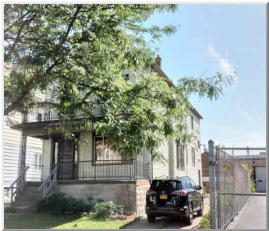
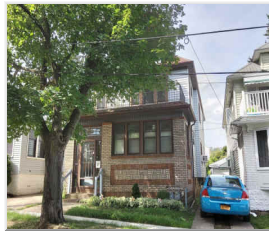
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-26	102.21-6-62	90.76-5-36	91.77-1-3	91.77-3-14
Owner	Marchione, Aaron	Huff, Anthony B	Perez, Hector E	Johnson, Teourialeir G	Dierdorf, Justin
Address	27 Pine Ridge Ter	64 David Ave	53 Preston Rd	2501 Genesee St	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 114	30 x 135	35 x 103	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1934 / 0	1930 / 0	1930 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	2 / N
Stories	2.0	2.0	1.5	1.3	2.0
Bedrooms	6	4	3	4	3
Full/Half Baths	2 / 0	2 / 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	1288	1001	1100	1136	876
2nd Sty Area	1288	936	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	2576	1937	1678	1494	1644
Att/Det Gar Sqft	560	396	308	216	624
Prior Land	\$9,200				
Prior Total	\$88,810				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/19/2020	8/13/2020	10/23/2020	11/21/2019
Sale Price		\$137,000	\$116,000	\$116,000	\$146,500
Time Adj Sale Price		\$137,000	\$116,000	\$116,000	\$149,000
TADJSP/SQFT		\$70.73	\$69.13	\$77.64	\$90.63
Total Adj Factors	\$52,700	\$70,300	\$35,500	\$29,200	\$57,300
Adjusted Sale Price		\$119,400	\$133,200	\$139,500	\$144,400
Comparable Estimate	\$130,000 (\$50.47/SFLA)				

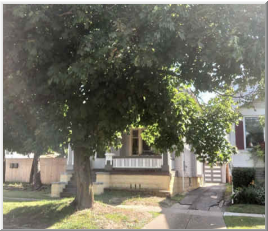
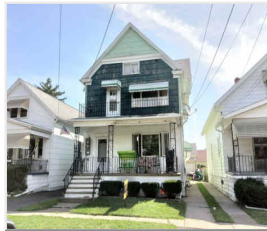


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-7-23	102.29-1-36	102.21-7-52	101.36-15-6	102.21-7-40	90.76-5-33
Owner	Ripley, Christopher V	Lian, Lal Hmun	Dedrick, Cullen	Hill, Jacqueline Elise	Gebremariam, Shitaye /	Rivera, Kiesha
Address	29 Pine Ridge Ter	38 Markus Dr	56 Parkedge Dr	91 Alpine Pl	114 Parkedge Dr	43 Preston 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 116	50 x 100	50 x 130	51 x 101	50 x 130	35 x 103
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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1956 / 0	1950 / 0	1955 / 0	1950 / 0	1951 / 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 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	789	957	720	946	860	704
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	1183	1174	1080	1183	1250	1232
Att/Det Gar Sqft	224	384	308	300	280	280
Prior Land	\$7,600					
Prior Total	\$67,300					
Comp Land Estimate	\$8,000	\$9,000	\$10,000	\$9,000	\$10,000	\$8,000
Sale Date		10/19/2018	3/26/2020	3/28/2019	9/12/2019	2/10/2020
Sale Price		\$98,000	\$112,500	\$110,000	\$120,000	\$115,000
Time Adj Sale Price		\$104,700	\$113,300	\$114,800	\$122,800	\$116,000
TADJSP/SQFT		\$89.18	\$104.91	\$97.04	\$98.24	\$94.16
Total Adj Factors	\$48,700	\$49,400	\$46,200	\$59,500	\$53,800	\$56,000
Adjusted Sale Price		\$104,000	\$115,800	\$104,000	\$117,700	\$108,700
Comparable Estimate	\$110,000 (\$92.98/SFLA)					

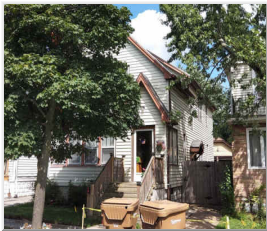
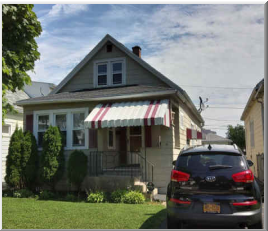
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-20	101.60-3-31	101.44-6-8	101.60-6-27	102.45-3-36
Owner	Lewis, Takeema A	Hossain, Anowara	Kowal, Thomas E Jr	Baltimore, Tereka N	Franasiak, Daniel
Address	30 Pine Ridge Rd	23 Euclid Ave	54 Wildy Ave	45 Haller Ave	119 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	51 x 189	30 x 121	40 x 104
Building Style	12 Duplex	08 Old style	05 Colonial	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1920 / 0	1955 / 0	1920 / 0	1927 / 0
Condition	3 Normal	2 Fair	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	6	6
Full/Half Baths	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
1st Sty Area	1232	1123	1484	1127	1175
2nd Sty Area	1200	1123	837	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2432	2246	2321	2254	2407
Att/Det Gar Sqft	572	576	396	360	
Prior Land	\$7,900				
Prior Total	\$85,300				
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$7,000	\$8,000
Sale Date		1/3/2019	9/29/2020	3/29/2019	4/3/2020
Sale Price		\$84,000	\$210,000	\$145,000	\$157,500
Time Adj Sale Price		\$88,200	\$210,000	\$151,300	\$158,300
TADJSP/SQFT		\$39.27	\$90.48	\$67.13	\$65.77
Total Adj Factors	\$84,400	\$25,200	\$87,500	\$35,500	\$41,300
Adjusted Sale Price		\$147,400	\$206,900	\$200,200	\$201,400
Comparable Estimate	\$187,000 (\$76.89/SFLA)				

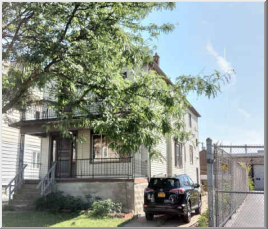
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-32	101.60-4-21	102.53-1-10	101.60-3-43	102.45-1-17
Owner	Siener, Bartholomew	Noman, Khasru	Begum, Yeasmin	Wojewoda, Kyle R	Sultana, Safia
Address	31 Pine Ridge Rd	12 Hoerner Ave	50 Woodell Ave	73 Euclid Ave	96 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 108	30 x 104	35 x 129	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1923 / 0	1925 / 0	1927 / 0	1920 / 0	1930 / 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 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5
Bedrooms	4	6	6	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 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	1254	1008	1024	1008	1002
2nd Sty Area	0	1008	880	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1873	2016	1904	2016	1862
Att/Det Gar Sqft			360	400	400
Prior Land	\$6,300				
Prior Total	\$44,700				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$9,000	\$7,000
Sale Date		7/30/2019	8/28/2020	7/20/2018	10/19/2020
Sale Price		\$80,000	\$80,000	\$98,594	\$139,000
Time Adj Sale Price		\$82,400	\$80,000	\$107,200	\$139,000
TADJSP/SQFT		\$40.87	\$42.02	\$53.17	\$74.65
Total Adj Factors	\$30,900	\$32,600	\$31,200	\$33,900	\$56,600
Adjusted Sale Price		\$80,700	\$79,700	\$104,200	\$113,300
Comparable Estimate	\$91,000 (\$48.59/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-19	101.60-3-31	101.60-6-27	101.52-3-5	102.45-3-36
Owner	Anger, Mark E	Hossain, Anowara	Baltimore, Tereka N	Bird House Holdings LL	Franasiak, Daniel
Address	34 Pine Ridge Rd	23 Euclid Ave	45 Haller Ave	122 Haller Ave	119 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 121	30 x 102	40 x 104
Building 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
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1920 / 0	1920 / 0	1927 / 0
Condition	3 Normal	2 Fair	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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	6	6	6	5
Full/Half Baths	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	1 Slab/pier 0
1st Sty Area	1360	1123	1127	1175	1214
2nd Sty Area	1200	1123	1127	1099	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2560	2246	2254	2274	2407
Att/Det Gar Sqft	500	576		360	
Prior Land	\$7,900				
Prior Total	\$51,600				
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$8,000
Sale Date		1/3/2019	3/29/2019	2/6/2020	4/3/2020
Sale Price		\$84,000	\$145,000	\$129,000	\$157,500
Time Adj Sale Price		\$88,200	\$151,300	\$130,100	\$158,300
TADJSP/SQFT		\$39.27	\$67.13	\$57.21	\$65.77
Total Adj Factors	\$40,100	\$25,200	\$35,500	\$35,700	\$41,300
Adjusted Sale Price		\$103,100	\$155,900	\$134,500	\$157,100
Comparable Estimate	\$131,000 (\$51.17/SFLA)				\$15,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-33	101.60-4-20	101.60-3-31	101.60-5-43	101.60-4-21
Owner	Mohammed, Noor	Khatun, Rashida	Hossain, Anowara	Redrick, Meshiya D	Noman, Khasru
Address	35 Pine Ridge Rd	14 Hoerner Ave	23 Euclid Ave	73 Hoerner Ave	12 Hoerner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 108	35 x 129	30 x 108	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1907 / 0	1920 / 0	1910 / 0	1925 / 0
Condition	2 Fair	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	2.0	2.0
Bedrooms	4	5	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1122	1132	1123	1056	1127
2nd Sty Area	0	1012	1123	1056	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2153	2144	2246	2112	2016
Att/Det Gar Sqft	384		576	324	
Prior Land	\$6,300				
Prior Total	\$28,300				
Comp Land Estimate	\$7,000	\$7,000	\$9,000	\$7,000	\$7,000
Sale Date		10/6/2020	1/3/2019	10/24/2019	7/30/2019
Sale Price		\$80,000	\$84,000	\$93,000	\$80,000
Time Adj Sale Price		\$80,000	\$88,200	\$94,900	\$82,400
TADJSP/SQFT		\$37.31	\$39.27	\$44.93	\$40.87
Total Adj Factors	\$22,200	\$15,900	\$25,200	\$16,200	\$32,600
Adjusted Sale Price		\$86,300	\$85,200	\$100,900	\$72,000
Comparable Estimate	\$96,000 (\$44.59/SFLA)				

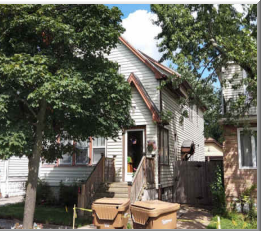
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-7	101.28-5-8	101.36-3-3	101.28-11-15	102.45-3-36
Owner	Ahmed, Sadia T	Frances Dugan, Andrew	Weaver, Leah T	Hodges, Taylor	Franasiak, Daniel
Address	36 Pine Ridge Ter	36 David Ave	42 Olcott Pl	34 Olcott Pl	56 Andrews Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 135	60 x 130	30 x 133	60 x 204
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1927 / 0	1915 / 0	1917 / 0	1946 / 0	1894 / 0
Condition	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 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	6	4	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	1610	1624	1209	1056	1300
2nd Sty Area	1305	902	1200	1056	340
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2915	2717	2409	2112	2240
Att/Det Gar Sqft	462	462		756	
Prior Land	\$11,000				
Prior Total	\$78,400				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$7,000	\$14,000
Sale Date		9/16/2019	1/21/2020	12/6/2018	5/1/2019
Sale Price		\$109,900	\$76,000	\$106,000	\$95,000
Time Adj Sale Price		\$112,500	\$76,800	\$112,000	\$98,500
TADJSP/SQFT		\$41.41	\$31.88	\$53.03	\$43.97
Total Adj Factors	\$74,700	\$48,100	\$9,000	\$40,200	\$37,000
Adjusted Sale Price		\$139,100	\$142,500	\$146,500	\$136,200
Comparable Estimate	\$151,000 (\$51.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-25	102.21-6-62	90.76-5-36	91.77-1-3	91.77-3-14
Owner	Coleman Mary L	Huff, Anthony B	Perez, Hector E	Johnson, Teourialeir G	Dierdorf, Justin
Address	37 Pine Ridge Ter	64 David Ave	53 Preston Rd	2501 Genesee St	35 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 115	30 x 135	35 x 103	34 x 120	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1930 / 0	1934 / 0	1930 / 0	1930 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	2.0	2.0	1.5	1.3	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1001	1100	1136	876
2nd Sty Area	800	936	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120
SFLA	1952	1937	1678	1494	1644
Att/Det Gar Sqft	400	396	308	216	624
Prior Land	\$9,200				
Prior Total	\$85,490				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$8,000	\$10,000
Sale Date		10/19/2020	8/13/2020	10/23/2020	11/21/2019
Sale Price		\$137,000	\$116,000	\$116,000	\$146,500
Time Adj Sale Price		\$137,000	\$116,000	\$116,000	\$149,000
TADJSP/SQFT		\$70.73	\$69.13	\$77.64	\$90.63
Total Adj Factors	\$42,900	\$70,300	\$35,500	\$29,200	\$57,300
Adjusted Sale Price		\$109,600	\$123,400	\$129,700	\$134,600
Comparable Estimate	\$120,000 (\$61.48/SFLA)				\$27,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-18	101.60-3-43	101.60-4-21	101.60-4-20	101.60-5-43
Owner	Cooperwood, James T	Wojewoda, Kyle R	Noman, Khasru	Khatun, Rashida	Redrick, Meshiya D
Address	38 Pine Ridge Rd	73 Euclid Ave	12 Hoerner Ave	14 Hoerner Ave	73 Hoerner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 108	30 x 108	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1925 / 0	1907 / 0	1910 / 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 90
Heat Type/Central Air	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
Stories	1.5	2.0	2.0	2.0	2.0
Bedrooms	5	5	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1280	1008	1008	1132	1056
2nd Sty Area	0	1008	1008	1012	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2016	2016	2144	2112
Att/Det Gar Sqft	380	400		324	576
Prior Land	\$7,900				
Prior Total	\$57,900				
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$9,000
Sale Date		7/20/2018	7/30/2019	10/6/2020	10/24/2019
Sale Price		\$98,594	\$80,000	\$80,000	\$93,000
Time Adj Sale Price		\$107,200	\$82,400	\$80,000	\$94,900
TADJSP/SQFT		\$53.17	\$40.87	\$37.31	\$44.93
Total Adj Factors	\$37,500	\$33,900	\$32,600	\$15,900	\$16,200
Adjusted Sale Price		\$110,800	\$87,300	\$101,600	\$116,200
Comparable Estimate	\$103,000 (\$49.52/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-4-34	101.60-5-43	101.60-4-21	101.60-4-20	101.60-3-43	101.60-3-31
Owner	Van Remmen, Cody	Redrick, Meshiya D	Noman, Khasru	Khatun, Rashida	Wojewoda, Kyle R	Hossain, Anowara
Address	39 Pine Ridge Rd	73 Hoerner Ave	12 Hoerner Ave	14 Hoerner Ave	73 Euclid Ave	23 Euclid 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	30 x 108	30 x 108	30 x 108	35 x 129	35 x 129
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	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1910 / 0	1925 / 0	1907 / 0	1920 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 90	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	2.0	2.0	2.0
Bedrooms	4	6	6	5	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1056	1056	1008	1132	1008	1123
2nd Sty Area	1056	1056	1008	1012	1008	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2112	2112	2016	2144	2016	2246
Att/Det Gar Sqft	468	324			400	576
Prior Land	\$10,600					
Prior Total	\$56,200					
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$7,000	\$9,000	\$9,000
Sale Date		10/24/2019	7/30/2019	10/6/2020	7/20/2018	1/3/2019
Sale Price		\$93,000	\$80,000	\$80,000	\$98,594	\$84,000
Time Adj Sale Price		\$94,900	\$82,400	\$80,000	\$107,200	\$88,200
TADJSP/SQFT		\$44.93	\$40.87	\$37.31	\$53.17	\$39.27
Total Adj Factors	\$51,000	\$16,200	\$32,600	\$15,900	\$33,900	\$25,200
Adjusted Sale Price		\$129,700	\$100,800	\$115,100	\$124,300	\$114,000
Comparable Estimate	\$117,000 (\$55.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-8	90.76-5-36	91.77-1-3	91.77-3-14	102.21-6-62
Owner	Lyszewski, Bethany	Perez, Hector E	Johnson, Teourialeir G	Dierdorf, Justin	Huff, Anthony B
Address	40 Pine Ridge Ter	53 Preston Rd	2501 Genesee St	35 George Urban Blvd	64 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 120	35 x 103	34 x 120	40 x 141	30 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1930 / 0	1930 / 0	1941 / 0	1934 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good
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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N
Stories	2.0	1.5	1.3	2.0	2.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	975	1100	1136	876	1001
2nd Sty Area	679	0	0	768	936
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 120	0 0
SFLA	1654	1678	1494	1644	1937
Att/Det Gar Sqft	399	308	216	624	396
Prior Land	\$8,900				
Prior Total	\$81,340				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$8,000
Sale Date		8/13/2020	10/23/2020	11/21/2019	10/19/2020
Sale Price		\$116,000	\$116,000	\$146,500	\$137,000
Time Adj Sale Price		\$116,000	\$116,000	\$149,000	\$137,000
TADJSP/SQFT		\$69.13	\$77.64	\$90.63	\$70.73
Total Adj Factors	\$49,800	\$35,500	\$29,200	\$57,300	\$70,300
Adjusted Sale Price		\$130,300	\$136,600	\$141,500	\$116,500
Comparable Estimate	\$127,000 (\$76.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-35	102.53-2-9	102.45-3-25	102.53-3-14	102.54-1-21
Owner	AMT Improvement Serv	Mazid, Anamul	Mahmood, Elizabeth M	Barnes, Carolyn	Alam, Muhammad Khur
Address	41 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	22 Ridge Park Ave	39 Wanda Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 70	30 x 104	30 x 104	30 x 139	60 x 138
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1927 / 0	1920 / 0	1926 / 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 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	2.0	1.3	1.5
Bedrooms	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1070	1012	875	1240	1068
2nd Sty Area	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1620	1644	1645	1480	1655
Att/Det Gar Sqft		240			
Prior Land	\$6,600				
Prior Total	\$83,100				
Comp Land Estimate	\$5,000	\$7,000	\$7,000	\$8,000	\$12,000
Sale Date		8/31/2020	12/3/2019	9/20/2018	9/1/2020
Sale Price		\$121,000	\$100,000	\$77,000	\$99,000
Time Adj Sale Price		\$121,000	\$101,300	\$82,800	\$99,000
TADJSP/SQFT		\$73.60	\$61.58	\$55.95	\$59.82
Total Adj Factors	\$31,600	\$32,500	\$29,200	\$28,200	\$24,000
Adjusted Sale Price		\$120,100	\$103,700	\$86,200	\$106,600
Comparable Estimate	\$103,000 (\$63.58/SFLA)				



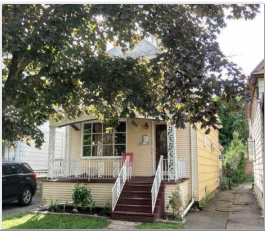
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-24	101.44-6-8	102.21-4-5	101.28-11-15	101.28-7-27
Owner	Lamont, Linda	Kowal, Thomas E Jr	Islam, Moynul	Hodges, Taylor	Ahmed, Tanveer
Address	41 Pine Ridge Ter	54 Wildy Ave	20 Pendennis Pl	34 Olcott Pl	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 115	51 x 189	72 x 124	30 x 133	40 x 114
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1940 / 0	1955 / 0	1956 / 0	1946 / 0	1927 / 0
Condition	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 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	5	5	5	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1034	1484	1560	1056	1272
2nd Sty Area	1102	837	1280	1056	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2136	2321	2840	2112	1917
Att/Det Gar Sqft	220	396	748	756	252
Prior Land	\$9,200				
Prior Total	\$93,400				
Comp Land Estimate	\$9,000	\$12,000	\$13,000	\$7,000	\$9,000
Sale Date		9/29/2020	12/28/2018	12/6/2018	11/29/2018
Sale Price		\$210,000	\$145,000	\$106,000	\$98,000
Time Adj Sale Price		\$210,000	\$153,200	\$112,000	\$104,100
TADJSP/SQFT		\$90.48	\$53.94	\$53.03	\$54.30
Total Adj Factors	\$77,700	\$87,500	\$83,800	\$40,200	\$32,100
Adjusted Sale Price		\$200,200	\$147,100	\$149,500	\$149,700
Comparable Estimate	\$157,000 (\$73.5/SFLA)				

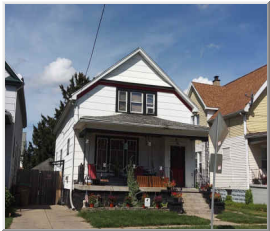
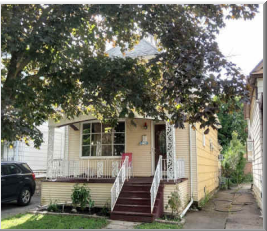
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-4-35	101.52-3-25	102.29-1-23	101.60-5-37	101.36-6-2	102.53-4-5
Owner	AMT Improvement Serv	McDonnell, Patrick P	Turchiarelli, Kevin	Canales, Nephtaly	Gregoire, Todd C	Overholt, Christopher M
Address	41 Pine Ridge Rd	145 Hoerner Ave	90 Markus Dr	53 Hoerner Ave	9 Markus Dr	46 Reo 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1	1
Land Size	30 x 40	60 x 108	50 x 100	30 x 108	54 x 98	45 x 134
Building Style	09 Cottage	04 Cape cod	01 Ranch	08 Old style	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1940 / 0	1955 / 0	1915 / 0	1950 / 0	1954 / 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	1 No central No	2 Hot air Yes	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	0 / N
Stories	1.0	1.5	1.0	1.5	1.0	1.7
Bedrooms	1	2	2	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	572	752	825	856	988	726
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	572	1112	825	1241	988	1161
Att/Det Gar Sqft		280	460	280	320	440
Prior Land	\$6,600					
Prior Total	\$83,100					
Comp Land Estimate	\$1,000	\$11,000	\$9,000	\$7,000	\$10,000	\$10,000
Sale Date		8/16/2019	9/24/2018	11/21/2019	7/18/2018	12/21/2018
Sale Price		\$96,500	\$103,000	\$93,500	\$100,000	\$92,000
Time Adj Sale Price		\$99,100	\$110,700	\$95,100	\$108,700	\$97,200
TADJSP/SQFT		\$89.12	\$134.18	\$76.63	\$110.02	\$83.72
Total Adj Factors	\$400	\$48,300	\$45,500	\$28,100	\$51,900	\$49,600
Adjusted Sale Price		\$51,200	\$65,600	\$67,400	\$57,200	\$48,000
Comparable Estimate	\$58,000 (\$101.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-17	102.53-2-9	102.45-3-25	102.54-1-21	102.53-3-14
Owner	Lyman, Anne M	Mazid, Anamul	Mahmood, Elizabeth M	Alam, Muhammad Khur	Barnes, Carolyn
Address	42 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	39 Wanda Ave	22 Ridge Park Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 99	30 x 104	30 x 104	60 x 138	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1927 / 0	1926 / 0	1920 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	2.0	1.5	1.3
Bedrooms	2	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1152	1012	875	1068	1240
2nd Sty Area	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1872	1644	1645	1655	1480
Att/Det Gar Sqft	884	240			
Prior Land	\$7,900				
Prior Total	\$73,300				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		8/31/2020	12/3/2019	9/1/2020	9/20/2018
Sale Price		\$121,000	\$100,000	\$99,000	\$77,000
Time Adj Sale Price		\$121,000	\$101,300	\$99,000	\$82,800
TADJSP/SQFT		\$73.60	\$61.58	\$59.82	\$55.95
Total Adj Factors	\$44,400	\$32,500	\$29,200	\$24,000	\$28,200
Adjusted Sale Price		\$132,900	\$116,500	\$119,400	\$99,000
Comparable Estimate	\$116,000 (\$61.97/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-9-9	102.21-6-62	90.76-5-36	91.77-1-3	101.36-1-4	91.77-3-14
Owner	Hartman, Sharon M	Huff, Anthony B	Perez, Hector E	Johnson, Teourialeir G	Parven, Farzana	Dierdorf, Justin
Address	44 Pine Ridge Ter	64 David Ave	53 Preston Rd	2501 Genesee St	57 Alpine Pl	35 George Urban 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 120	30 x 135	35 x 103	34 x 120	60 x 112	40 x 141
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1917 / 0	1934 / 0	1930 / 0	1930 / 0	1920 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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	2 / N
Stories	2.0	2.0	1.5	1.3	2.0	2.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 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	3 Partial 0	4 Full 0
1st Sty Area	1064	1001	1100	1136	676	876
2nd Sty Area	912	936	0	0	702	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 120
SFLA	1976	1937	1678	1494	1378	1644
Att/Det Gar Sqft	680	396	308	216	308	624
Prior Land	\$11,800					
Prior Total	\$72,210					
Comp Land Estimate	\$12,000	\$8,000	\$8,000	\$8,000	\$11,000	\$10,000
Sale Date		10/19/2020	8/13/2020	10/23/2020	8/9/2019	11/21/2019
Sale Price		\$137,000	\$116,000	\$116,000	\$90,000	\$146,500
Time Adj Sale Price		\$137,000	\$116,000	\$116,000	\$92,400	\$149,000
TADJSP/SQFT		\$70.73	\$69.13	\$77.64	\$67.05	\$90.63
Total Adj Factors	\$46,800	\$70,300	\$35,500	\$29,200	\$32,400	\$57,300
Adjusted Sale Price		\$113,500	\$127,300	\$133,600	\$106,800	\$138,500
Comparable Estimate	\$124,000 (\$62.75/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-36	102.53-3-14	102.53-2-9	101.60-5-37	102.45-3-25
Owner	AMT Improvement Serv	Barnes, Carolyn	Mazid, Anamul	Canales, Nephtaly	Mahmood, Elizabeth M
Address	45 Pine Ridge Rd	22 Ridge Park Ave	38 Hedwig Ave	53 Hoerner Ave	85 Hedwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 139	30 x 104	30 x 108	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1927 / 0	1915 / 0	1927 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	933	1240	1012	856	875
2nd Sty Area	0	0	0	0	770
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1510	1480	1644	1241	1645
Att/Det Gar Sqft	484		240	280	
Prior Land	\$6,300				
Prior Total	\$62,000				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000
Sale Date		9/20/2018	8/31/2020	11/21/2019	12/3/2019
Sale Price		\$77,000	\$121,000	\$93,500	\$100,000
Time Adj Sale Price		\$82,800	\$121,000	\$95,100	\$101,300
TADJSP/SQFT		\$55.95	\$73.60	\$76.63	\$61.58
Total Adj Factors	\$33,700	\$28,200	\$32,500	\$28,100	\$29,200
Adjusted Sale Price		\$88,300	\$122,200	\$100,700	\$105,800
Comparable Estimate	\$101,000 (\$66.89/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-16	102.53-2-9	102.45-3-25	102.53-3-14	101.60-5-37
Owner	Robinson, Felina R	Mazid, Anamul	Mahmood, Elizabeth M	Barnes, Carolyn	Canales, Nephtaly
Address	46 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	22 Ridge Park Ave	53 Hoerner Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	30 x 104	30 x 104	30 x 139	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1927 / 0	1920 / 0	1915 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.3	1.5	2.0	1.3	1.5
Bedrooms	2	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1237	1012	875	1240	856
2nd Sty Area	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1604	1644	1645	1480	1241
Att/Det Gar Sqft	324	240		280	
Prior Land	\$7,900				
Prior Total	\$54,300				
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$8,000	\$7,000
					\$12,000
Sale Date		8/31/2020	12/3/2019	9/20/2018	11/21/2019
Sale Price		\$121,000	\$100,000	\$77,000	\$93,500
Time Adj Sale Price		\$121,000	\$101,300	\$82,800	\$95,100
TADJSP/SQFT		\$73.60	\$61.58	\$55.95	\$76.63
					\$59.82
Total Adj Factors	\$18,600	\$32,500	\$29,200	\$28,200	\$28,100
Adjusted Sale Price		\$107,100	\$90,700	\$73,200	\$85,600
					\$24,000
Comparable Estimate	\$90,000 (\$56.11/SFLA)				\$93,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-3-15	101.60-3-43	101.60-4-21	102.53-1-10	102.45-2-16	102.45-1-17
Owner	Bell, James D	Wojewoda, Kyle R	Noman, Khasru	Begum, Yeasmin	Sultana, Safia	Bethea, Kyle Robert
Address	48 Pine Ridge Rd	73 Euclid Ave	12 Hoerner Ave	50 Woodell Ave	96 Hedwig Ave	100 Woodell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 108	30 x 104	30 x 104	30 x 104
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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1925 / 0	1927 / 0	1930 / 0	1928 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5	1.5
Bedrooms	4	5	6	6	5	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1138	1008	1008	1024	1002	1170
2nd Sty Area	0	1008	1008	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1839	2016	2016	1904	1862	1774
Att/Det Gar Sqft	880	400		360	400	400
Prior Land	\$7,900					
Prior Total	\$73,600					
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		7/20/2018	7/30/2019	8/28/2020	10/19/2020	2/20/2019
Sale Price		\$98,594	\$80,000	\$80,000	\$139,000	\$75,000
Time Adj Sale Price		\$107,200	\$82,400	\$80,000	\$139,000	\$78,500
TADJSP/SQFT		\$53.17	\$40.87	\$42.02	\$74.65	\$44.25
Total Adj Factors	\$53,000	\$33,900	\$32,600	\$31,200	\$56,600	\$30,200
Adjusted Sale Price		\$126,300	\$102,800	\$101,800	\$135,400	\$101,300
Comparable Estimate	\$114,000 (\$61.99/SFLA)					



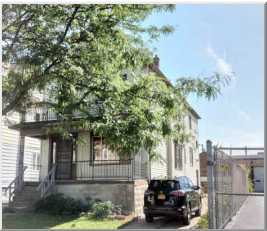
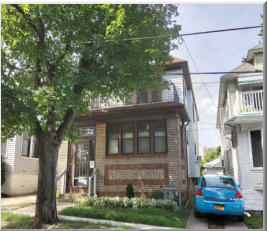
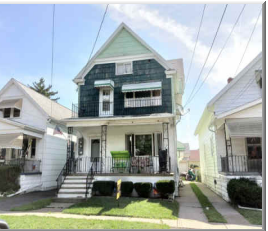
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-9-10	101.36-3-3	90.84-2-25	101.28-11-15	101.28-7-27
Owner	Emaar USA Inc	Weaver, Leah T	Creative 786 Corporatio	Hodges, Taylor	Ahmed, Tanveer
Address	48 Pine Ridge Ter	42 Olcott Pl	56 Andrews Ave	34 Olcott Pl	25 Pine Ridge Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	34 x 120	60 x 130	60 x 204	30 x 133	40 x 114
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1917 / 0	1917 / 0	1894 / 0	1946 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	6	6	5	4	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1208	1209	1300	1056	1272
2nd Sty Area	1012	1200	340	1056	0
Fin Bsmt/Fin Rec Rm	0 253	0 0	0 0	0 0	0 0
SFLA	2220	2409	2240	2112	1917
Att/Det Gar Sqft	342			756	252
Prior Land	\$7,400				
Prior Total	\$62,500				
Comp Land Estimate	\$8,000	\$12,000	\$14,000	\$7,000	\$9,000
Sale Date		1/21/2020	5/1/2019	12/6/2018	11/29/2018
Sale Price		\$76,000	\$95,000	\$106,000	\$98,000
Time Adj Sale Price		\$76,800	\$98,500	\$112,000	\$104,100
TADJSP/SQFT		\$31.88	\$43.97	\$53.03	\$54.30
Total Adj Factors	\$38,800	\$9,000	\$37,000	\$40,200	\$32,100
Adjusted Sale Price		\$106,600	\$100,300	\$110,600	\$110,800
Comparable Estimate	\$108,000 (\$48.65/SFLA)				\$113,500

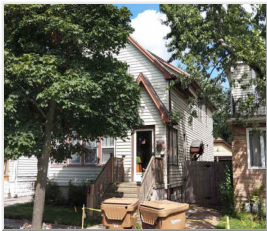


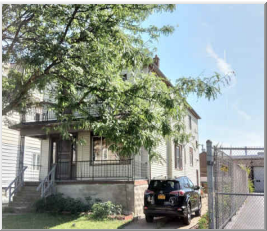
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-7-22	102.21-6-52	101.36-3-11	102.21-2-24	101.36-1-4	102.37-4-21
Owner	Marciniak, Lorraine M	Arnold, Shai	Hollis, Conni A	Sinclair, Jake P	Parven, Farzana	Babingwa, Watimbwa C
Address	49 Pine Ridge Ter	98 David Ave	82 Avery Pl	19 Rowland Rd	57 Alpine Pl	236 Straley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 117	50 x 135	26 x 71	34 x 120	60 x 112	30 x 130
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1927 / 0	1900 / 0	1928 / 0	1920 / 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 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	0 / N
Stories	1.5	1.0	1.7	1.3	2.0	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	833	1034	680	1023	676	912
2nd Sty Area	0	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	1089	1034	1105	1300	1378	1193
Att/Det Gar Sqft	190	320	200	266	308	280
Prior Land	\$8,700					
Prior Total	\$59,600					
Comp Land Estimate	\$9,000	\$11,000	\$5,000	\$8,000	\$11,000	\$7,000
Sale Date		7/27/2018	3/14/2019	4/4/2019	8/9/2019	7/31/2018
Sale Price		\$100,000	\$85,000	\$85,000	\$90,000	\$113,200
Time Adj Sale Price		\$108,700	\$88,700	\$88,400	\$92,400	\$123,100
TADJSP/SQFT		\$105.13	\$80.27	\$68.00	\$67.05	\$103.19
Total Adj Factors	\$27,900	\$27,400	\$3,200	\$27,600	\$32,400	\$26,900
Adjusted Sale Price		\$109,200	\$113,400	\$88,700	\$87,900	\$124,100
Comparable Estimate	\$105,000 (\$96.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143001
Print Key	101.28-9-11	102.45-5-38	90.84-2-57	101.36-3-3	112.44-2-39.11
Owner	Brooks, Wendell M	Ha, Andrew	Lowville Enterprises LL	Frances Dugan, Andrew	Weaver, Leah T
Address	50 Pine Ridge Ter	121 Reo Ave	105 East End Ave	36 David Ave	42 Olcott Pl
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	32 x 120	30 x 134	30 x 111	60 x 135	60 x 130
Building 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
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1900 / 0	1915 / 0	1917 / 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 90
Heat Type/Central Air	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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	7	5	5	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0
1st Sty Area	1542	1674	1400	1624	1209
2nd Sty Area	1366	1584	968	902	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2908	3258	2368	2717	2409
Att/Det Gar Sqft	360		323	462	
Prior Land	\$7,100				
Prior Total	\$75,300				
Comp Land Estimate	\$8,000	\$0	\$7,000	\$12,000	\$12,000
					\$16,000
Sale Date		9/3/2019	11/21/2019	9/16/2019	1/21/2020
Sale Price		\$166,000	\$74,900	\$109,900	\$76,000
Time Adj Sale Price		\$169,900	\$76,200	\$112,500	\$76,800
TADJSP/SQFT		\$52.15	\$32.18	\$41.41	\$31.88
					\$29.08
Total Adj Factors	\$44,400	\$0	\$27,100	\$48,100	\$9,000
Adjusted Sale Price		\$0	\$93,500	\$108,800	\$112,200
					\$19,000
Comparable Estimate	\$108,000 (\$37.14/SFLA)				\$116,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-21	101.28-7-27	101.28-3-13	101.28-7-9	101.28-12-16
Owner	Mathien, Barbara L	Ahmed, Tanveer	Rahman, MD Abdur	Hanif, Mohammed	Meah, Tipu
Address	51 Pine Ridge Ter	25 Pine Ridge Ter	17 Andrews Ave	384 Pine Ridge Rd	47 Avery Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 117	40 x 114	35 x 150	55 x 128	30 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	06 Stucco	01 Wood	02 Brick
Year Built/Eff Yr Built	1938 / 0	1927 / 0	1913 / 0	1880 / 0	1930 / 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 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	2.0
Bedrooms	4	3	4	4	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1082	1272	1293	1041	973
2nd Sty Area	792	0	0	861	882
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 504
SFLA	1874	1917	1843	1902	1760
Att/Det Gar Sqft	484	252	400	1,029	484
Prior Land	\$8,700				
Prior Total	\$65,800				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$11,000	\$7,000
Sale Date		11/29/2018	7/6/2018	4/23/2019	12/21/2018
Sale Price		\$98,000	\$100,000	\$78,000	\$140,000
Time Adj Sale Price		\$104,100	\$108,700	\$81,100	\$147,900
TADJSP/SQFT		\$54.30	\$58.98	\$42.64	\$84.03
Total Adj Factors	\$34,700	\$32,100	\$34,000	\$32,400	\$34,300
Adjusted Sale Price		\$106,700	\$109,400	\$83,400	\$148,300
Comparable Estimate	\$108,000 (\$57.63/SFLA)				

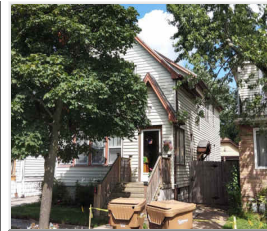
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-14	101.60-3-31	101.60-6-27	101.52-3-5	101.60-4-20
Owner	Catalano, Gregory J	Hossain, Anowara	Baltimore, Tereka N	Bird House Holdings LL	Khatun, Rashida
Address	52 Pine Ridge Rd	23 Euclid Ave	45 Haller Ave	122 Haller Ave	14 Hoerner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 121	30 x 102	30 x 108
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	04 Composition
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1920 / 0	1920 / 0	1907 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
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 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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1242	1123	1127	1175	1132
2nd Sty Area	1000	1123	1127	1099	1012
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2242	2246	2254	2274	2144
Att/Det Gar Sqft		576			
Prior Land	\$7,900				
Prior Total	\$51,800				
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$7,000
Sale Date		1/3/2019	3/29/2019	2/6/2020	10/6/2020
Sale Price		\$84,000	\$145,000	\$129,000	\$80,000
Time Adj Sale Price		\$88,200	\$151,300	\$130,100	\$80,000
TADJSP/SQFT		\$39.27	\$67.13	\$57.21	\$37.31
Total Adj Factors	\$33,000	\$25,200	\$35,500	\$35,700	\$15,900
Adjusted Sale Price		\$96,000	\$148,800	\$127,400	\$97,100
Comparable Estimate	\$116,000 (\$51.74/SFLA)				

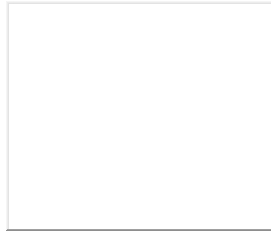
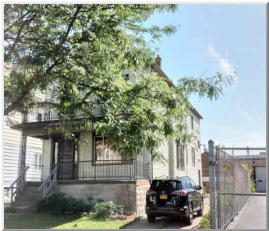
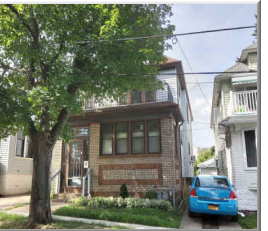
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-20	102.21-6-62	91.77-3-14	90.76-5-36	91.77-1-3
Owner	Rupp, John E	Huff, Anthony B	Dierdorf, Justin	Perez, Hector E	Johnson, Teourialeir G
Address	53 Pine Ridge Ter	64 David Ave	35 George Urban Blvd	53 Preston Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 118	30 x 135	40 x 141	35 x 103	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1937 / 0	1934 / 0	1941 / 0	1930 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.3
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	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	1344	1001	876	1100	1136
2nd Sty Area	0	936	768	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0
SFLA	1764	1937	1644	1678	1494
Att/Det Gar Sqft	360	396	624	308	216
Prior Land	\$8,700				
Prior Total	\$67,900				
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$8,000	\$8,000
					\$11,000
Sale Date		10/19/2020	11/21/2019	8/13/2020	10/23/2020
Sale Price		\$137,000	\$146,500	\$116,000	\$116,000
Time Adj Sale Price		\$137,000	\$149,000	\$116,000	\$116,000
TADJSP/SQFT		\$70.73	\$90.63	\$69.13	\$77.64
					\$67.05
Total Adj Factors	\$37,000	\$70,300	\$57,300	\$35,500	\$29,200
Adjusted Sale Price		\$103,700	\$128,700	\$117,500	\$123,800
					\$32,400
Comparable Estimate	\$114,000 (\$64.63/SFLA)				\$97,000

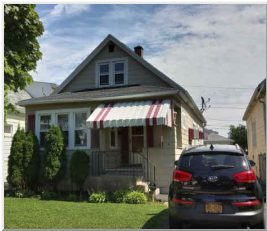
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-13	101.60-3-31	101.60-4-20	101.60-5-43	101.60-3-43
Owner	Whitt, Norman A	Hossain, Anowara	Khatun, Rashida	Redrick, Meshiya D	Wojewoda, Kyle R
Address	54 Pine Ridge Rd	23 Euclid Ave	14 Hoerner Ave	73 Hoerner Ave	73 Euclid Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 108	30 x 108	35 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1918 / 0	1920 / 0	1907 / 0	1910 / 0	1920 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1095	1123	1132	1056	1127
2nd Sty Area	1081	1123	1012	1056	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2176	2246	2144	2112	2016
Att/Det Gar Sqft	324	576		324	400
Prior Land	\$7,900				
Prior Total	\$55,500				
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$9,000
Sale Date		1/3/2019	10/6/2020	10/24/2019	7/20/2018
Sale Price		\$84,000	\$80,000	\$93,000	\$98,594
Time Adj Sale Price		\$88,200	\$80,000	\$94,900	\$107,200
TADJSP/SQFT		\$39.27	\$37.31	\$44.93	\$53.17
Total Adj Factors	\$38,100	\$25,200	\$15,900	\$16,200	\$33,900
Adjusted Sale Price		\$101,100	\$102,200	\$116,800	\$111,400
Comparable Estimate	\$117,000 (\$53.77/SFLA)				

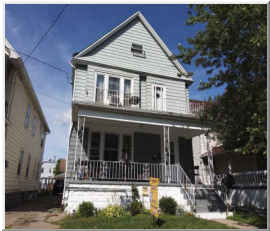
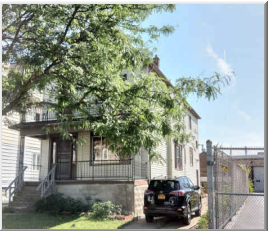
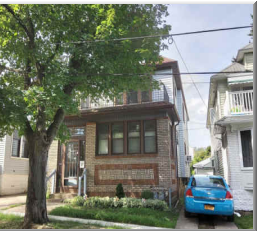


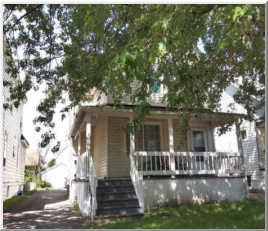
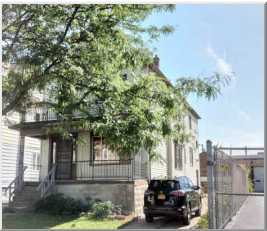
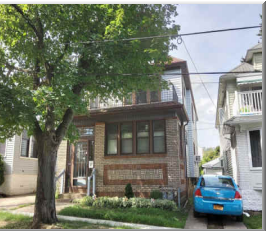
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-38	102.53-2-9	102.45-3-25	102.21-6-62	102.54-1-21
Owner	Lopez, Talia	Mazid, Anamul	Mahmood, Elizabeth M	Huff, Anthony B	Alam, Muhammad Khur
Address	55 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	64 David Ave	39 Wanda Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 110	30 x 104	30 x 104	30 x 135	60 x 138
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1927 / 0	1934 / 0	1926 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	2.0	1.5
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1200	1012	875	1001	1068
2nd Sty Area	1200	0	770	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2400	1644	1645	1937	1655
Att/Det Gar Sqft		240		396	
Prior Land	\$9,000				
Prior Total	\$74,200				
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$8,000	\$12,000
Sale Date		8/31/2020	12/3/2019	10/19/2020	9/1/2020
Sale Price		\$121,000	\$100,000	\$137,000	\$99,000
Time Adj Sale Price		\$121,000	\$101,300	\$137,000	\$99,000
TADJSP/SQFT		\$73.60	\$61.58	\$70.73	\$59.82
Total Adj Factors	\$42,500	\$32,500	\$29,200	\$70,300	\$24,000
Adjusted Sale Price		\$131,000	\$114,600	\$109,200	\$117,500
Comparable Estimate	\$114,000 (\$47.5/SFLA)				

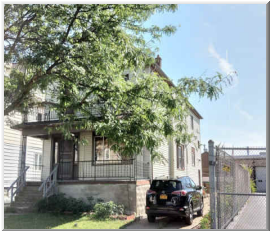
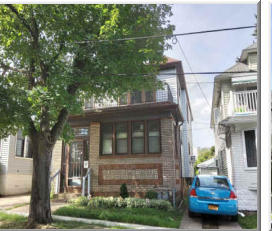
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-7-19	91.77-1-3	91.77-3-14	90.76-5-36	102.21-6-62	101.36-1-4
Owner	Pickens, Edith	Johnson, Teourialeir G	Dierdorf, Justin	Perez, Hector E	Huff, Anthony B	Parven, Farzana
Address	55 Pine Ridge Ter	2501 Genesee St	35 George Urban Blvd	53 Preston Rd	64 David Ave	57 Alpine Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 119	34 x 120	40 x 141	35 x 103	30 x 135	60 x 112
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	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1941 / 0	1930 / 0	1934 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	2.0	1.5	2.0	2.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
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	939	1136	876	1100	1001	676
2nd Sty Area	700	0	768	0	936	702
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0	0 0
SFLA	1639	1494	1644	1678	1937	1378
Att/Det Gar Sqft	352	216	624	308	396	308
Prior Land	\$8,900					
Prior Total	\$70,000					
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$8,000	\$8,000	\$11,000
Sale Date		10/23/2020	11/21/2019	8/13/2020	10/19/2020	8/9/2019
Sale Price		\$116,000	\$146,500	\$116,000	\$137,000	\$90,000
Time Adj Sale Price		\$116,000	\$149,000	\$116,000	\$137,000	\$92,400
TADJSP/SQFT		\$77.64	\$90.63	\$69.13	\$70.73	\$67.05
Total Adj Factors	\$37,300	\$29,200	\$57,300	\$35,500	\$70,300	\$32,400
Adjusted Sale Price		\$124,100	\$129,000	\$117,800	\$104,000	\$97,300
Comparable Estimate	\$114,000 (\$69.55/SFLA)					

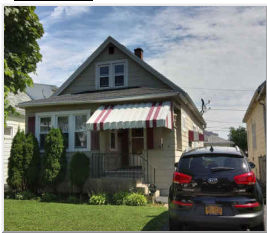
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-37	101.60-3-31	101.60-6-27	102.45-3-36	101.52-3-5
Owner	Walker Katrina	Hossain, Anowara	Baltimore, Tereka N	Franasiak, Daniel	Bird House Holdings LI
Address	57 Pine Ridge Rd	23 Euclid Ave	45 Haller Ave	119 Hedwig Ave	122 Haller Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 110	35 x 129	30 x 121	40 x 104	30 x 102
Building 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
Year Built/Eff Yr Built	1927 / 0	1920 / 0	1920 / 0	1927 / 0	1920 / 0
Condition	3 Normal	2 Fair	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	5
Full/Half Baths	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	3 Partial 0
1st Sty Area	1465	1123	1127	1214	1175
2nd Sty Area	1265	1123	1127	1193	1099
Fin Bsmt/Fin Rec Rm	0 700	0 0	0 0	0 0	0 0
SFLA	2902	2246	2254	2407	2274
Att/Det Gar Sqft	396	576		360	462
Prior Land	\$9,000				
Prior Total	\$63,500				
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$8,000	\$7,000
					\$12,000
Sale Date		1/3/2019	3/29/2019	4/3/2020	2/6/2020
Sale Price		\$84,000	\$145,000	\$157,500	\$129,000
Time Adj Sale Price		\$88,200	\$151,300	\$158,300	\$130,100
TADJSP/SQFT		\$39.27	\$67.13	\$65.77	\$57.21
					\$41.41
Total Adj Factors	\$44,500	\$25,200	\$35,500	\$41,300	\$35,700
Adjusted Sale Price		\$107,500	\$160,300	\$161,500	\$138,900
					\$48,100
Comparable Estimate	\$135,000 (\$46.52/SFLA)				\$108,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-18	102.21-2-24	101.36-1-4	91.77-1-3	101.36-3-1
Owner	McClamb, Demarcus	Sinclair, Jake P	Parven, Farzana	Johnson, Teourialeir G	Makelke, Amber
Address	59 Pine Ridge Ter	19 Rowland Rd	57 Alpine Pl	2501 Genesee St	38 Olcott Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 119	34 x 120	60 x 112	34 x 120	30 x 132
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1936 / 0	1928 / 0	1920 / 0	1930 / 0	1900 / 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	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	2.0	1.3	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	760	1023	676	1136	994
2nd Sty Area	600	0	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1360	1300	1378	1494	1298
Att/Det Gar Sqft	400	266	308	216	
Prior Land	\$8,900				
Prior Total	\$63,080				
Comp Land Estimate	\$9,000	\$8,000	\$11,000	\$8,000	\$7,000
Sale Date		4/4/2019	8/9/2019	10/23/2020	6/29/2020
Sale Price		\$85,000	\$90,000	\$116,000	\$57,405
Time Adj Sale Price		\$88,400	\$92,400	\$116,000	\$57,500
TADJSP/SQFT		\$68.00	\$67.05	\$77.64	\$44.30
Total Adj Factors	\$32,600	\$27,600	\$32,400	\$29,200	(\$7,800)
Adjusted Sale Price		\$93,400	\$92,600	\$119,400	\$97,900
Comparable Estimate	\$104,000 (\$76.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-12	101.60-3-31	101.60-4-20	101.60-6-27	101.60-5-43
Owner	Ferguson, Phillip S	Hossain, Anowara	Khatun, Rashida	Baltimore, Tereka N	Redrick, Meshiya D
Address	60 Pine Ridge Rd	23 Euclid Ave	14 Hoerner Ave	45 Haller Ave	73 Hoerner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 108	30 x 121	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 0	1920 / 0	1907 / 0	1920 / 0	1910 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
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 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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	3 Partial 0
1st Sty Area	1256	1123	1132	1127	1056
2nd Sty Area	984	1123	1012	1127	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2240	2246	2144	2254	2112
Att/Det Gar Sqft	400	576		324	
Prior Land	\$7,900				
Prior Total	\$58,100				
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$7,000
Sale Date		1/3/2019	10/6/2020	3/29/2019	10/24/2019
Sale Price		\$84,000	\$80,000	\$145,000	\$93,000
Time Adj Sale Price		\$88,200	\$80,000	\$151,300	\$94,900
TADJSP/SQFT		\$39.27	\$37.31	\$67.13	\$44.93
Total Adj Factors	\$21,600	\$25,200	\$15,900	\$35,500	\$16,200
Adjusted Sale Price		\$84,600	\$85,700	\$137,400	\$100,300
Comparable Estimate	\$105,000 (\$46.88/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	101.60-3-11	101.60-3-31	101.60-4-20	101.60-5-43	101.60-6-27	101.52-3-5
Owner	Green Light Strategic	Hossain, Anowara	Khatun, Rashida	Redrick, Meshiya D	Baltimore, Tereka N	Bird House Holdings LL
Address	62 Pine Ridge Rd	23 Euclid Ave	14 Hoerner Ave	73 Hoerner Ave	45 Haller Ave	122 Haller 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 108	30 x 108	30 x 121	30 x 102
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1920 / 0	1907 / 0	1910 / 0	1920 / 0	1920 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	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	2.0	2.0
Bedrooms	4	6	5	6	6	6
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	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1108	1123	1132	1056	1127	1175
2nd Sty Area	1108	1123	1012	1056	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2216	2246	2144	2112	2254	2274
Att/Det Gar Sqft		576		324		
Prior Land	\$7,900					
Prior Total	\$53,700					
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		1/3/2019	10/6/2020	10/24/2019	3/29/2019	2/6/2020
Sale Price		\$84,000	\$80,000	\$93,000	\$145,000	\$129,000
Time Adj Sale Price		\$88,200	\$80,000	\$94,900	\$151,300	\$130,100
TADJSP/SQFT		\$39.27	\$37.31	\$44.93	\$67.13	\$57.21
Total Adj Factors	\$36,000	\$25,200	\$15,900	\$16,200	\$35,500	\$35,700
Adjusted Sale Price		\$99,000	\$100,100	\$114,700	\$151,800	\$130,400
Comparable Estimate	\$119,000 (\$53.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-39	101.60-3-31	101.60-6-27	102.45-3-36	101.52-3-5
Owner	DRM Theater LLC	Hossain, Anowara	Baltimore, Tereka N	Franasiak, Daniel	Bird House Holdings LI
Address	63 Pine Ridge Rd	23 Euclid Ave	45 Haller Ave	119 Hedwig Ave	122 Haller Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 110	35 x 129	30 x 121	40 x 104	30 x 102
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1920 / 0	1927 / 0	1910 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / 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 / 0	2 / 0	2 / 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	1056	1123	1127	1214	1056
2nd Sty Area	1056	1123	1127	1193	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2428	2246	2254	2407	2274
Att/Det Gar Sqft	884	576		360	324
Prior Land	\$11,500				
Prior Total	\$96,280				
Comp Land Estimate	\$11,000	\$9,000	\$7,000	\$8,000	\$7,000
Sale Date		1/3/2019	3/29/2019	4/3/2020	10/24/2019
Sale Price		\$84,000	\$145,000	\$157,500	\$93,000
Time Adj Sale Price		\$88,200	\$151,300	\$158,300	\$94,900
TADJSP/SQFT		\$39.27	\$67.13	\$65.77	\$57.21
Total Adj Factors	\$56,300	\$25,200	\$35,500	\$41,300	\$16,200
Adjusted Sale Price		\$119,300	\$172,100	\$173,300	\$135,000
Comparable Estimate	\$150,000 (\$61.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-7-17	102.21-2-24	101.36-1-4	101.36-3-1	101.36-3-11
Owner	Betancourt, Flor M	Sinclair, Jake P	Parven, Farzana	Makelke, Amber	Hollis, Conni A
Address	63 Pine Ridge Ter	19 Rowland Rd	57 Alpine Pl	38 Olcott Pl	82 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 120	34 x 120	60 x 112	30 x 132	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1936 / 0	1928 / 0	1920 / 0	1900 / 0	1930 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	2.0	1.5	1.3
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	800	1023	676	994	1136
2nd Sty Area	0	0	702	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1300	1300	1378	1298	1494
Att/Det Gar Sqft	400	266	308	216	200
Prior Land	\$8,900				
Prior Total	\$71,800				
Comp Land Estimate	\$9,000	\$8,000	\$11,000	\$7,000	\$8,000
					\$5,000
Sale Date		4/4/2019	8/9/2019	6/29/2020	10/23/2020
Sale Price		\$85,000	\$90,000	\$57,405	\$116,000
Time Adj Sale Price		\$88,400	\$92,400	\$57,500	\$116,000
TADJSP/SQFT		\$68.00	\$67.05	\$44.30	\$77.64
					\$80.27
Total Adj Factors	\$40,900	\$27,600	\$32,400	(\$7,800)	\$29,200
Adjusted Sale Price		\$101,700	\$100,900	\$106,200	\$127,700
					\$3,200
Comparable Estimate	\$113,000 (\$86.92/SFLA)				\$126,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-10-6	101.36-3-11	102.21-2-24	101.36-1-4	102.21-6-52
Owner	Richardson, Hershel	Hollis, Conni A	Sinclair, Jake P	Parven, Farzana	Makelke, Amber
Address	64 Pine Ridge Ter	82 Avery Pl	19 Rowland Rd	57 Alpine Pl	38 Olcott Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	38 x 120	26 x 71	34 x 120	60 x 112	30 x 132
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1914 / 0	1900 / 0	1928 / 0	1920 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.3	2.0	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	992	680	1023	676	994
2nd Sty Area	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1234	1105	1300	1378	1298
Att/Det Gar Sqft	400	200	266	308	320
Prior Land	\$8,400				
Prior Total	\$63,600				
Comp Land Estimate	\$9,000	\$5,000	\$8,000	\$11,000	\$7,000
Sale Date		3/14/2019	4/4/2019	8/9/2019	6/29/2020
Sale Price		\$85,000	\$85,000	\$90,000	\$57,405
Time Adj Sale Price		\$88,700	\$88,400	\$92,400	\$57,500
TADJSP/SQFT		\$80.27	\$68.00	\$67.05	\$44.30
Total Adj Factors	\$31,000	\$3,200	\$27,600	\$32,400	(\$7,800)
Adjusted Sale Price		\$116,500	\$91,800	\$91,000	\$96,300
Comparable Estimate	\$102,000 (\$82.66/SFLA)				\$112,300



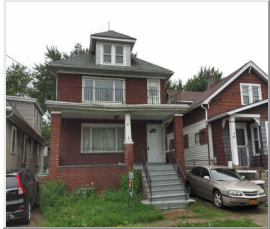
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-10	101.60-5-37	102.37-4-21	101.36-3-11	102.53-2-12
Owner	Kroll, Ann Marie	Canales, Nephtaly	Babingwa, Watimbwa O	Hollis, Conni A	King, Bernard C
Address	66 Pine Ridge Rd	53 Hoerner Ave	236 Straley Ave	82 Avery Pl	26 Hedwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	30 x 108	30 x 130	26 x 71	30 x 104
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1915 / 0	1927 / 0	1900 / 0	1897 / 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 95	C Average 100
Heat Type/Central Air	2 Hot air No	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	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	669	856	912	680	928
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1081	1241	1193	1105	1359
Att/Det Gar Sqft	228	280	280	200	240
Prior Land	\$7,900				
Prior Total	\$46,300				
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$5,000	\$7,000
Sale Date		11/21/2019	7/31/2018	3/14/2019	3/29/2019
Sale Price		\$93,500	\$113,200	\$85,000	\$80,750
Time Adj Sale Price		\$95,100	\$123,100	\$88,700	\$84,300
TADJSP/SQFT		\$76.63	\$103.19	\$80.27	\$62.03
Total Adj Factors	\$26,500	\$28,100	\$26,900	\$3,200	\$28,400
Adjusted Sale Price		\$93,500	\$122,700	\$112,000	\$82,400
Comparable Estimate	\$104,000 (\$96.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.28-10-7	101.36-1-4	91.77-1-3	102.21-2-24	90.76-3-21
Owner	Engelhaupt, Joseph E	Parven, Farzana	Johnson, Teourialeir G	Sinclair, Jake P	Sarki, Subash
Address	66 Pine Ridge Ter	57 Alpine Pl	2501 Genesee St	19 Rowland Rd	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	39 x 120	60 x 112	34 x 120	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1923 / 0	1920 / 0	1930 / 0	1928 / 0	1930 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.3	1.3
Bedrooms	4	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 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	798	676	1136	1023	1116
2nd Sty Area	696	702	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 900
SFLA	1494	1378	1494	1300	1451
Att/Det Gar Sqft	480	308	216	266	280
Prior Land	\$8,500				
Prior Total	\$66,400				
Comp Land Estimate	\$9,000	\$11,000	\$8,000	\$8,000	\$8,000
Sale Date		8/9/2019	10/23/2020	4/4/2019	9/11/2020
Sale Price		\$90,000	\$116,000	\$85,000	\$120,000
Time Adj Sale Price		\$92,400	\$116,000	\$88,400	\$120,000
TADJSP/SQFT		\$67.05	\$77.64	\$68.00	\$82.70
Total Adj Factors	\$39,200	\$32,400	\$29,200	\$27,600	\$33,800
Adjusted Sale Price		\$99,200	\$126,000	\$100,000	\$125,400
Comparable Estimate	\$111,000 (\$74.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-40	102.53-2-9	102.45-3-25	102.54-1-21	102.53-3-14
Owner	Moore, Roberta S	Mazid, Anamul	Mahmood, Elizabeth M	Alam, Muhammad Khur	Barnes, Carolyn
Address	67 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	39 Wanda Ave	22 Ridge Park Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 110	30 x 104	30 x 104	60 x 138	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1924 / 0	1927 / 0	1927 / 0	1926 / 0	1920 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	2.0	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1064	1012	875	1068	1240
2nd Sty Area	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1642	1644	1645	1655	1480
Att/Det Gar Sqft	240	240			
Prior Land	\$10,600				
Prior Total	\$65,600				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		8/31/2020	12/3/2019	9/1/2020	9/20/2018
Sale Price		\$121,000	\$100,000	\$99,000	\$77,000
Time Adj Sale Price		\$121,000	\$101,300	\$99,000	\$82,800
TADJSP/SQFT		\$73.60	\$61.58	\$59.82	\$55.95
Total Adj Factors	\$35,600	\$32,500	\$29,200	\$24,000	\$28,200
Adjusted Sale Price		\$124,100	\$107,700	\$110,600	\$90,200
Comparable Estimate	\$107,000 (\$65.16/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.28-7-16	101.36-3-11	102.21-6-52	102.21-2-24	101.36-1-4	102.37-4-21
Owner	Tavares-Franklin, Angel	Hollis, Conni A	Arnold, Shai	Sinclair, Jake P	Parven, Farzana	Babingwa, Watimbwa C
Address	67 Pine Ridge Ter	82 Avery Pl	98 David Ave	19 Rowland Rd	57 Alpine Pl	236 Straley 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 121	26 x 71	50 x 135	34 x 120	60 x 112	30 x 130
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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1900 / 0	1927 / 0	1928 / 0	1920 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	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 No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.0	1.3	2.0	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	680	680	1034	1023	676	912
2nd Sty Area	0	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1100	1105	1034	1300	1378	1193
Att/Det Gar Sqft		200	320	266	308	280
Prior Land	\$8,900					
Prior Total	\$62,400					
Comp Land Estimate	\$9,000	\$5,000	\$11,000	\$8,000	\$11,000	\$7,000
Sale Date		3/14/2019	7/27/2018	4/4/2019	8/9/2019	7/31/2018
Sale Price		\$85,000	\$100,000	\$85,000	\$90,000	\$113,200
Time Adj Sale Price		\$88,700	\$108,700	\$88,400	\$92,400	\$123,100
TADJSP/SQFT		\$80.27	\$105.13	\$68.00	\$67.05	\$103.19
Total Adj Factors	\$27,000	\$3,200	\$27,400	\$27,600	\$32,400	\$26,900
Adjusted Sale Price		\$112,500	\$108,300	\$87,800	\$87,000	\$123,200
Comparable Estimate	\$104,000 (\$94.55/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	101.28-10-8	101.36-4-3	101.28-12-16	102.21-6-27	102.21-3-17	101.28-3-13
Owner	Jordan Pamela	George, Asalmah	Meah, Tipu	Griffin, Dajour	Eady, Aaron N	Rahman, MD Abdur
Address	68 Pine Ridge Ter	7 Vera Ave	47 Avery Pl	125 Peach Tree Rd	15 Winkler Rd	17 Andrews 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	39 x 120	45 x 113	30 x 103	35 x 121	35 x 120	35 x 150
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1917 / 0	1930 / 0	1930 / 0	1927 / 0	1928 / 0	1913 / 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	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.5	1.5
Bedrooms	3	4	6	4	3	4
Full/Half Baths	2 / 0	1 / 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	1038	1006	880	1028	1078	1293
2nd Sty Area	0	0	880	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1602	1623	1760	1592	1655	1843
Att/Det Gar Sqft	260	440	484	396	480	400
Prior Land	\$8,500					
Prior Total	\$52,600					
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$8,000	\$8,000	\$9,000
Sale Date		8/17/2018	12/21/2018	3/16/2020	7/27/2018	7/6/2018
Sale Price		\$118,000	\$140,000	\$100,000	\$90,552	\$100,000
Time Adj Sale Price		\$127,600	\$147,900	\$100,700	\$98,400	\$108,700
TADJSP/SQFT		\$78.62	\$84.03	\$63.25	\$59.46	\$58.98
Total Adj Factors	\$31,500	\$31,800	\$34,300	\$31,900	\$33,300	\$34,000
Adjusted Sale Price		\$127,300	\$145,100	\$100,300	\$96,600	\$106,200
Comparable Estimate	\$115,000 (\$71.79/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-4-41	102.45-1-17	102.45-5-40	101.36-4-3	102.45-2-16	102.53-1-10
Owner	Vaughn, Leigh Anne	Bethea, Kyle Robert	Vincent, Kevin	George, Asalmah	Sultana, Safia	Begum, Yeasmin
Address	69 Pine Ridge Rd	100 Woodell Ave	129 Reo Ave	7 Vera Ave	96 Hedwig Ave	50 Woodell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 110	30 x 104	60 x 134	45 x 113	30 x 104	30 x 104
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1928 / 0	1927 / 0	1930 / 0	1930 / 0	1927 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	2.0
Bedrooms	5	4	3	4	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 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	1036	1170	968	1006	1002	1024
2nd Sty Area	0	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1613	1774	1573	1623	1862	1904
Att/Det Gar Sqft	240	400	440	440	400	360
Prior Land	\$6,300					
Prior Total	\$46,600					
Comp Land Estimate	\$7,000	\$7,000	\$12,000	\$9,000	\$7,000	\$7,000
Sale Date		2/20/2019	6/28/2019	8/17/2018	10/19/2020	8/28/2020
Sale Price		\$75,000	\$96,000	\$118,000	\$139,000	\$80,000
Time Adj Sale Price		\$78,500	\$99,200	\$127,600	\$139,000	\$80,000
TADJSP/SQFT		\$44.25	\$63.06	\$78.62	\$74.65	\$42.02
Total Adj Factors	\$29,900	\$30,200	\$32,400	\$31,800	\$56,600	\$31,200
Adjusted Sale Price		\$78,200	\$96,700	\$125,700	\$112,300	\$78,700
Comparable Estimate	\$98,000 (\$60.76/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-3-9	102.53-2-9	102.45-3-25	102.53-3-14	102.54-1-21	101.60-5-37
Owner	Hasan, Ahmadul	Mazid, Anamul	Mahmood, Elizabeth M	Barnes, Carolyn	Alam, Muhammad Khur	Canales, Nephtaly
Address	70 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	22 Ridge Park Ave	39 Wanda Ave	53 Hoerner 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 129	30 x 104	30 x 104	30 x 139	60 x 138	30 x 108
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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1927 / 0	1920 / 0	1926 / 0	1915 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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	1 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.3	1.5	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
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	942	1012	875	1240	1068	856
2nd Sty Area	667	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1609	1644	1645	1480	1655	1241
Att/Det Gar Sqft	418	240				280
Prior Land	\$7,900					
Prior Total	\$66,200					
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$8,000	\$12,000	\$7,000
Sale Date		8/31/2020	12/3/2019	9/20/2018	9/1/2020	11/21/2019
Sale Price		\$121,000	\$100,000	\$77,000	\$99,000	\$93,500
Time Adj Sale Price		\$121,000	\$101,300	\$82,800	\$99,000	\$95,100
TADJSP/SQFT		\$73.60	\$61.58	\$55.95	\$59.82	\$76.63
Total Adj Factors	\$24,300	\$32,500	\$29,200	\$28,200	\$24,000	\$28,100
Adjusted Sale Price		\$112,800	\$96,400	\$78,900	\$99,300	\$91,300
Comparable Estimate	\$96,000 (\$59.66/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-4-42	101.60-5-43	101.60-4-20	101.60-3-31	101.60-6-27	101.52-3-5
Owner	Ziolkowski, David F	Redrick, Meshiya D	Khatun, Rashida	Hossain, Anowara	Baltimore, Tereka N	Bird House Holdings LI
Address	73 Pine Ridge Rd	73 Hoerner Ave	14 Hoerner Ave	23 Euclid Ave	45 Haller Ave	122 Haller 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	30 x 110	30 x 108	30 x 108	35 x 129	30 x 121	30 x 102
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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1910 / 0	1907 / 0	1920 / 0	1920 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 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	2.0	2.0
Bedrooms	4	6	5	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1056	1132	1123	1127	1175
2nd Sty Area	1100	1056	1012	1123	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2200	2112	2144	2246	2254	2274
Att/Det Gar Sqft	400	324		576		
Prior Land	\$6,300					
Prior Total	\$56,700					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$9,000	\$7,000	\$7,000
Sale Date		10/24/2019	10/6/2020	1/3/2019	3/29/2019	2/6/2020
Sale Price		\$93,000	\$80,000	\$84,000	\$145,000	\$129,000
Time Adj Sale Price		\$94,900	\$80,000	\$88,200	\$151,300	\$130,100
TADJSP/SQFT		\$44.93	\$37.31	\$39.27	\$67.13	\$57.21
Total Adj Factors	\$37,900	\$16,200	\$15,900	\$25,200	\$35,500	\$35,700
Adjusted Sale Price		\$116,600	\$102,000	\$100,900	\$153,700	\$132,300
Comparable Estimate	\$121,000 (\$55/SFLA)					



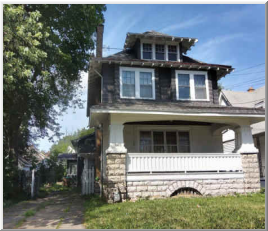
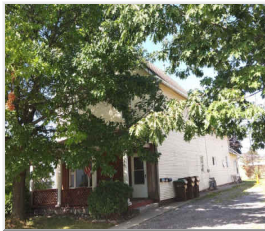
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-3-8	101.60-3-31	101.60-6-27	101.60-3-43	101.60-5-43	101.60-4-20
Owner	Tamin, Mohammad A	Hossain, Anowara	Baltimore, Tereka N	Wojewoda, Kyle R	Redrick, Meshiya D	Khatun, Rashida
Address	74 Pine Ridge Rd	23 Euclid Ave	45 Haller Ave	73 Euclid Ave	73 Hoerner Ave	14 Hoerner 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 129	35 x 129	30 x 121	35 x 129	30 x 108	30 x 108
Building Style	08 Old 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	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1920 / 0	1920 / 0	1910 / 0	1907 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	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	2.0	2.0
Bedrooms	4	6	6	5	6	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	3 Partial 0	1 Slab/pier 0
1st Sty Area	1127	1123	1127	1008	1056	1132
2nd Sty Area	1071	1123	1127	1008	1056	1012
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2198	2246	2254	2016	2112	2144
Att/Det Gar Sqft		576		400	324	
Prior Land	\$7,900					
Prior Total	\$30,800					
Comp Land Estimate	\$9,000	\$9,000	\$7,000	\$9,000	\$7,000	\$7,000
Sale Date		1/3/2019	3/29/2019	7/20/2018	10/24/2019	10/6/2020
Sale Price		\$84,000	\$145,000	\$98,594	\$93,000	\$80,000
Time Adj Sale Price		\$88,200	\$151,300	\$107,200	\$94,900	\$80,000
TADJSP/SQFT		\$39.27	\$67.13	\$53.17	\$44.93	\$37.31
Total Adj Factors	\$17,100	\$25,200	\$35,500	\$33,900	\$16,200	\$15,900
Adjusted Sale Price		\$80,100	\$132,900	\$90,400	\$95,800	\$81,200
Comparable Estimate	\$96,000 (\$43.68/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-43	102.53-2-9	102.45-3-25	102.54-1-21	102.53-3-14
Owner	270 West Main Inc	Mazid, Anamul	Mahmood, Elizabeth M	Alam, Muhammad Khur	Barnes, Carolyn
Address	75 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	39 Wanda Ave	22 Ridge Park Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	29 x 110	30 x 104	30 x 104	60 x 138	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1927 / 0	1926 / 0	1920 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	2.0	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1056	1012	875	1068	1240
2nd Sty Area	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1716	1644	1645	1655	1480
Att/Det Gar Sqft	528	240			
Prior Land	\$6,100				
Prior Total	\$68,200				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		8/31/2020	12/3/2019	9/1/2020	9/20/2018
Sale Price		\$121,000	\$100,000	\$99,000	\$77,000
Time Adj Sale Price		\$121,000	\$101,300	\$99,000	\$82,800
TADJSP/SQFT		\$73.60	\$61.58	\$59.82	\$55.95
Total Adj Factors	\$36,900	\$32,500	\$29,200	\$24,000	\$28,200
Adjusted Sale Price		\$125,400	\$109,000	\$111,900	\$91,500
Comparable Estimate	\$108,000 (\$62.94/SFLA)				

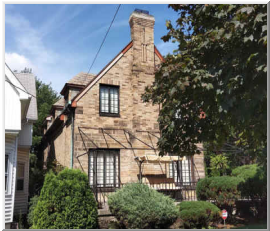


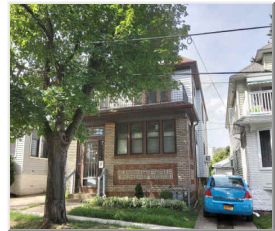
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-3-7	101.60-3-31	101.52-3-5	102.45-3-36	101.60-6-27	101.60-5-43
Owner	Rahman Hasan Mahmud	Hossain, Anowara	Bird House Holdings LL	Franasiaak, Daniel	Baltimore, Tereka N	Redrick, Meshiya D
Address	78 Pine Ridge Rd	23 Euclid Ave	122 Haller Ave	119 Hedwig Ave	45 Haller Ave	73 Hoerner 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	33 x 129	35 x 129	30 x 102	40 x 104	30 x 121	30 x 108
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	04 Composition
Year Built/Eff Yr Built	1929 / 0	1920 / 0	1920 / 0	1927 / 0	1920 / 0	1910 / 0
Condition	3 Normal	2 Fair	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	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
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	3 Partial 0
1st Sty Area	1221	1123	1175	1214	1127	1056
2nd Sty Area	1221	1123	1099	1193	1127	1056
Fin Bsmt/Fin Rec Rm	0 616	0 0	0 0	0 0	0 0	0 0
SFLA	2442	2246	2274	2407	2254	2112
Att/Det Gar Sqft	440	576		360		324
Prior Land	\$7,600					
Prior Total	\$58,400					
Comp Land Estimate	\$8,000	\$9,000	\$7,000	\$8,000	\$7,000	\$7,000
Sale Date		1/3/2019	2/6/2020	4/3/2020	3/29/2019	10/24/2019
Sale Price		\$84,000	\$129,000	\$157,500	\$145,000	\$93,000
Time Adj Sale Price		\$88,200	\$130,100	\$158,300	\$151,300	\$94,900
TADJSP/SQFT		\$39.27	\$57.21	\$65.77	\$67.13	\$44.93
Total Adj Factors	\$44,300	\$25,200	\$35,700	\$41,300	\$35,500	\$16,200
Adjusted Sale Price		\$107,300	\$138,700	\$161,300	\$160,100	\$123,000
Comparable Estimate	\$138,000 (\$56.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-4-44	101.60-5-37	102.53-2-12	102.53-3-14	102.53-2-9
Owner	Brown, Timothy	Canales, Nephtaly	King, Bernard C	Barnes, Carolyn	Mazid, Anamul
Address	79 Pine Ridge Rd	53 Hoerner Ave	26 Hedwig Ave	22 Ridge Park Ave	38 Hedwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	29 x 110	30 x 108	30 x 104	30 x 139	60 x 112
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1915 / 0	1897 / 0	1920 / 0	1927 / 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	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1100	856	928	1240	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1373	1241	1359	1480	1644
Att/Det Gar Sqft		280	240		240
Prior Land	\$6,100				
Prior Total	\$49,800				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		11/21/2019	3/29/2019	9/20/2018	8/31/2020
Sale Price		\$93,500	\$80,750	\$77,000	\$121,000
Time Adj Sale Price		\$95,100	\$84,300	\$82,800	\$121,000
TADJSP/SQFT		\$76.63	\$62.03	\$55.95	\$67.05
Total Adj Factors	\$13,600	\$28,100	\$28,400	\$28,200	\$32,500
Adjusted Sale Price		\$80,600	\$69,500	\$68,200	\$102,100
Comparable Estimate	\$79,000 (\$57.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143001	143089
Print Key	101.60-3-6	102.45-5-38	90.84-2-57	112.44-2-39.11	112.27-1-50
Owner	Pitts Tabitha R	Ha, Andrew	Lowville Enterprises LL	Muller, Norbert	Chowdhury Shuvo, Aaq
Address	84 Pine Ridge Rd	121 Reo Ave	105 East End Ave	48 Halstead Ave	2067 Broadway St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	105	105	105	301	301
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	72 x 129	30 x 134	30 x 111	90 x 121	30 x 132
Building 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
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1900 / 0	1921 / 0	1900 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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
Stories	2.0	2.0	2.0	3.0	1.5
Bedrooms	7	7	5	6	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0
1st Sty Area	2771	1674	1400	1794	1268
2nd Sty Area	1042	1584	968	891	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3813	3258	2368	3126	1970
Att/Det Gar Sqft			323		360
Prior Land	\$12,700				
Prior Total	\$78,850				
Comp Land Estimate	\$13,000	\$0	\$7,000	\$16,000	\$8,000
Sale Date		9/3/2019	11/21/2019	1/17/2020	10/10/2020
Sale Price		\$166,000	\$74,900	\$90,000	\$110,000
Time Adj Sale Price		\$169,900	\$76,200	\$90,900	\$110,000
TADJSP/SQFT		\$52.15	\$32.18	\$29.08	\$55.84
Total Adj Factors	\$54,700	\$0	\$27,100	\$19,000	\$30,000
Adjusted Sale Price		\$0	\$103,800	\$126,600	\$134,700
Comparable Estimate	\$121,000 (\$31.73/SFLA)				\$25,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-5	101.60-5-37	101.36-3-11	102.53-2-12	102.37-4-21
Owner	Staley-Stoudmire, Delor	Canales, Nephtaly	Hollis, Conni A	King, Bernard C	Babingwa, Watimbwa C
Address	88 Pine Ridge Rd	53 Hoerner Ave	82 Avery Pl	26 Hedwig Ave	236 Straley Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	30 x 108	26 x 71	30 x 104	30 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1915 / 0	1900 / 0	1897 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 95	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	649	856	680	928	1034
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1013	1241	1105	1359	1034
Att/Det Gar Sqft	484	280	200	240	320
Prior Land	\$7,900				
Prior Total	\$46,400				
Comp Land Estimate	\$9,000	\$7,000	\$5,000	\$7,000	\$11,000
Sale Date		11/21/2019	3/14/2019	3/29/2019	7/31/2018
Sale Price		\$93,500	\$85,000	\$80,750	\$113,200
Time Adj Sale Price		\$95,100	\$88,700	\$84,300	\$123,100
TADJSP/SQFT		\$76.63	\$80.27	\$62.03	\$103.19
Total Adj Factors	\$27,600	\$28,100	\$3,200	\$28,400	\$26,900
Adjusted Sale Price		\$94,600	\$113,100	\$83,500	\$123,800
Comparable Estimate	\$105,000 (\$103.65/SFLA)				

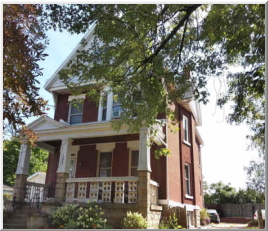
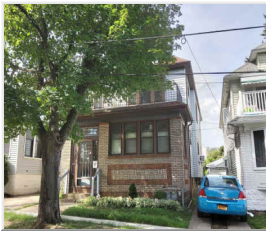
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-3-4	101.36-14-17	102.21-7-53	101.52-3-25	101.28-6-7
Owner	Jefferson, Khadija A	Al-Obaidi, Khulood J	Sims, Cassandra	McDonnell, Patrick P	Wilson, Nadia T
Address	92 Pine Ridge Rd	88 Alpine Pl	50 Parkedge Dr	145 Hoerner Ave	40 Parkedge Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 129	51 x 100	50 x 130	60 x 108	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1956 / 0	1950 / 0	1940 / 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	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	2.0
Bedrooms	6	3	3	2	4
Full/Half Baths	2 / 1	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	1389	975	812	752	916
2nd Sty Area	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 450
SFLA	2430	1463	1592	1112	1516
Att/Det Gar Sqft	420	280	350	280	300
Prior Land	\$7,900				
Prior Total	\$126,160				
Comp Land Estimate	\$9,000	\$9,000	\$10,000	\$11,000	\$10,000
Sale Date		5/13/2019	7/30/2019	8/16/2019	5/20/2019
Sale Price		\$110,000	\$102,000	\$96,500	\$113,000
Time Adj Sale Price		\$114,100	\$105,100	\$99,100	\$117,200
TADJSP/SQFT		\$77.99	\$66.02	\$89.12	\$77.31
Total Adj Factors	\$113,600	\$58,000	\$62,700	\$48,300	\$62,600
Adjusted Sale Price		\$169,700	\$156,000	\$164,400	\$168,200
Comparable Estimate	\$168,000 (\$69.14/SFLA)				

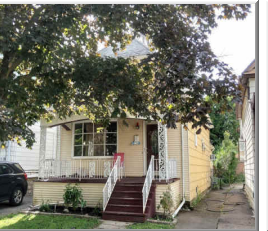
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-14	101.52-3-5	101.60-6-27	101.60-3-31	101.60-5-43
Owner	Dudek, Victor	Bird House Holdings LL	Baltimore, Tereka N	Hossain, Anowara	Redrick, Meshiya D
Address	101 Pine Ridge Rd	122 Haller Ave	45 Haller Ave	23 Euclid Ave	73 Hoerner Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 102	30 x 121	35 x 129	30 x 108
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	04 Composition
Year Built/Eff Yr Built	1890 / 0	1920 / 0	1920 / 0	1920 / 0	1910 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1153	1175	1127	1123	1056
2nd Sty Area	1168	1099	1127	1123	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2321	2274	2254	2246	2112
Att/Det Gar Sqft	440			576	324
Prior Land	\$6,300				
Prior Total	\$58,400				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$9,000	\$7,000
Sale Date		2/6/2020	3/29/2019	1/3/2019	10/24/2019
Sale Price		\$129,000	\$145,000	\$84,000	\$93,000
Time Adj Sale Price		\$130,100	\$151,300	\$88,200	\$94,900
TADJSP/SQFT		\$57.21	\$67.13	\$39.27	\$44.93
Total Adj Factors	\$36,100	\$35,700	\$35,500	\$25,200	\$16,200
Adjusted Sale Price		\$130,500	\$151,900	\$99,100	\$114,800
Comparable Estimate	\$119,000 (\$51.27/SFLA)				

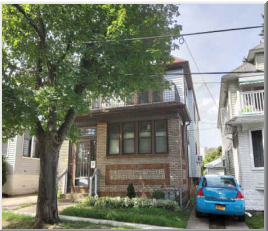
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-15	102.53-2-9	102.45-3-25	101.36-14-17	101.44-2-4
Owner	Locke, Martin D	Mazid, Anamul	Mahmood, Elizabeth M	Al-Obaidi, Khulood J	Tyodus, Jessica L
Address	103 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	88 Alpine Pl	155 Avery Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 104	30 x 104	51 x 100	79 x 100
Building Style	05 Colonial	08 Old style	08 Old style	04 Cape cod	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1927 / 0	1927 / 0	1956 / 0	1957 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.5	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 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
1st Sty Area	679	1012	875	975	1330
2nd Sty Area	919	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250
SFLA	1598	1644	1645	1463	1330
Att/Det Gar Sqft	240	240		280	280
Prior Land	\$6,300				
Prior Total	\$80,510				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$9,000	\$12,000
Sale Date		8/31/2020	12/3/2019	5/13/2019	12/24/2019
Sale Price		\$121,000	\$100,000	\$110,000	\$138,100
Time Adj Sale Price		\$121,000	\$101,300	\$114,100	\$139,900
TADJSP/SQFT		\$73.60	\$61.58	\$77.99	\$105.19
Total Adj Factors	\$63,000	\$32,500	\$29,200	\$58,000	\$68,100
Adjusted Sale Price		\$151,500	\$135,100	\$119,100	\$134,800
Comparable Estimate	\$129,000 (\$80.73/SFLA)				



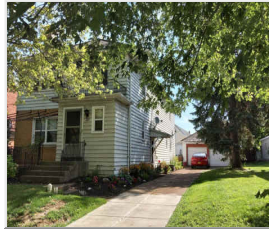
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.52-2-16	102.53-2-9	102.45-3-25	102.21-6-62	102.54-1-21	102.53-2-12
Owner	Milhollen, Tina L	Mazid, Anamul	Mahmood, Elizabeth M	Huff, Anthony B	Alam, Muhammad Khur	King, Bernard C
Address	105 Pine Ridge Rd	38 Hedwig Ave	85 Hedwig Ave	64 David Ave	39 Wanda Ave	26 Hedwig 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	30 x 104	30 x 104	30 x 135	60 x 138	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1927 / 0	1927 / 0	1934 / 0	1926 / 0	1897 / 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 110	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm 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	1.5	1.5
Bedrooms	4	4	3	4	4	3
Full/Half Baths	2 / 1	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1629	1012	875	1001	1068	928
2nd Sty Area	1128	0	770	936	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2757	1644	1645	1937	1655	1359
Att/Det Gar Sqft	364	240		396		240
Prior Land	\$12,100					
Prior Total	\$96,200					
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$8,000	\$12,000	\$7,000
Sale Date		8/31/2020	12/3/2019	10/19/2020	9/1/2020	3/29/2019
Sale Price		\$121,000	\$100,000	\$137,000	\$99,000	\$80,750
Time Adj Sale Price		\$121,000	\$101,300	\$137,000	\$99,000	\$84,300
TADJSP/SQFT		\$73.60	\$61.58	\$70.73	\$59.82	\$62.03
Total Adj Factors	\$80,800	\$32,500	\$29,200	\$70,300	\$24,000	\$28,400
Adjusted Sale Price		\$169,300	\$152,900	\$147,500	\$155,800	\$136,700
Comparable Estimate	\$152,000 (\$55.13/SFLA)					

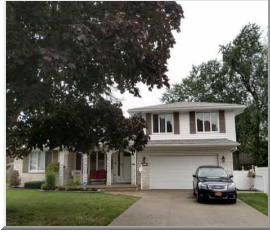
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-17	101.28-5-8	101.52-3-5	102.45-3-36	101.60-6-27
Owner	Ginsberg Neal B	Frances Dugan, Andrew	Bird House Holdings LL	Franasiak, Daniel	Baltimore, Tereka N
Address	107 Pine Ridge Rd	36 David Ave	122 Haller Ave	119 Hedwig Ave	45 Haller Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 110	60 x 135	30 x 102	40 x 104	30 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1904 / 0	1915 / 0	1920 / 0	1927 / 0	1920 / 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 100
Heat Type/Central Air	3 Hot wtr/stm 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
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	6	6	6
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	1225	1624	1175	1214	1127
2nd Sty Area	1885	902	1099	1193	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3110	2717	2274	2407	2254
Att/Det Gar Sqft	600	462		360	576
Prior Land	\$10,600				
Prior Total	\$109,700				
Comp Land Estimate	\$11,000	\$12,000	\$7,000	\$8,000	\$9,000
Sale Date		9/16/2019	2/6/2020	4/3/2020	3/29/2019
Sale Price		\$109,900	\$129,000	\$157,500	\$145,000
Time Adj Sale Price		\$112,500	\$130,100	\$158,300	\$151,300
TADJSP/SQFT		\$41.41	\$57.21	\$65.77	\$67.13
Total Adj Factors	\$80,600	\$48,100	\$35,700	\$41,300	\$35,500
Adjusted Sale Price		\$145,000	\$175,000	\$197,600	\$196,400
Comparable Estimate	\$172,000 (\$55.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-18	101.60-5-37	102.53-2-12	101.36-1-4	102.53-3-14
Owner	Perry, Latrenda M	Canales, Nephtaly	King, Bernard C	Parven, Farzana	Barnes, Carolyn
Address	115 Pine Ridge Rd	53 Hoerner Ave	26 Hedwig Ave	57 Alpine Pl	22 Ridge Park Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	30 x 108	30 x 104	60 x 112	30 x 130
Building 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	04 Composition
Year Built/Eff Yr Built	1910 / 0	1915 / 0	1897 / 0	1920 / 0	1920 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.5	1.5	2.0	1.3
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	662	856	928	676	1240
2nd Sty Area	662	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1324	1241	1359	1378	1480
Att/Det Gar Sqft		280	240	308	
Prior Land	\$6,300				
Prior Total	\$57,100				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$11,000	\$8,000
Sale Date		11/21/2019	3/29/2019	8/9/2019	9/20/2018
Sale Price		\$93,500	\$80,750	\$90,000	\$77,000
Time Adj Sale Price		\$95,100	\$84,300	\$92,400	\$82,800
TADJSP/SQFT		\$76.63	\$62.03	\$67.05	\$55.95
Total Adj Factors	\$35,400	\$28,100	\$28,400	\$32,400	\$28,200
Adjusted Sale Price		\$102,400	\$91,300	\$95,400	\$90,000
Comparable Estimate	\$102,000 (\$77.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-19	101.60-3-43	101.60-4-21	101.60-5-43	102.45-1-4
Owner	Williams, Janice	Wojewoda, Kyle R	Noman, Khasru	Redrick, Meshiya D	Rudolph, Ayesha S
Address	117 Pine Ridge Rd	73 Euclid Ave	12 Hoerner Ave	73 Hoerner Ave	146 Woodell Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 110	35 x 129	30 x 108	30 x 108	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1925 / 0	1910 / 0	1918 / 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 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	5	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1012	1008	1008	1056	1144
2nd Sty Area	1012	1008	1008	1056	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2024	2016	2016	2112	2134
Att/Det Gar Sqft	616	400		324	342
Prior Land	\$10,600				
Prior Total	\$59,200				
Comp Land Estimate	\$11,000	\$9,000	\$7,000	\$7,000	\$7,000
Sale Date		7/20/2018	7/30/2019	10/24/2019	11/19/2019
Sale Price		\$98,594	\$80,000	\$93,000	\$131,000
Time Adj Sale Price		\$107,200	\$82,400	\$94,900	\$133,200
TADJSP/SQFT		\$53.17	\$40.87	\$44.93	\$62.42
Total Adj Factors	\$41,400	\$33,900	\$32,600	\$16,200	\$36,500
Adjusted Sale Price		\$114,700	\$91,200	\$120,100	\$138,100
Comparable Estimate	\$120,000 (\$59.29/SFLA)				

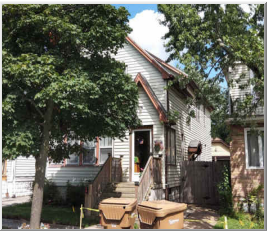
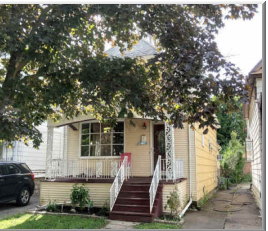
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-20	102.45-5-40	102.45-1-17	101.36-4-3	102.45-2-16
Owner	Equity Trust Company	Vincent, Kevin	Bethea, Kyle Robert	George, Asalmah	Sultana, Safia
Address	123 Pine Ridge Rd	129 Reo Ave	100 Woodell Ave	7 Vera Ave	96 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 110	60 x 134	30 x 104	45 x 113	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1927 / 0	1928 / 0	1930 / 0	1930 / 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 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 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	777	968	1170	1006	1002
2nd Sty Area	777	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1554	1573	1774	1623	1862
Att/Det Gar Sqft	560	440	400	440	400
Prior Land	\$6,800				
Prior Total	\$50,400				
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$9,000	\$7,000
Sale Date		6/28/2019	2/20/2019	8/17/2018	10/19/2020
Sale Price		\$96,000	\$75,000	\$118,000	\$139,000
Time Adj Sale Price		\$99,200	\$78,500	\$127,600	\$139,000
TADJSP/SQFT		\$63.06	\$44.25	\$78.62	\$74.65
Total Adj Factors	\$32,900	\$32,400	\$30,200	\$31,800	\$56,600
Adjusted Sale Price		\$99,700	\$81,200	\$128,700	\$115,300
Comparable Estimate	\$101,000 (\$64.99/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	101.52-2-21	101.52-3-5	102.45-3-36	101.60-6-27	101.60-3-31	101.36-3-3
Owner	Finch Stephen C	Bird House Holdings LL	Franasiak, Daniel	Baltimore, Tereka N	Hossain, Anowara	Weaver, Leah T
Address	129 Pine Ridge Rd	122 Haller Ave	119 Hedwig Ave	45 Haller Ave	23 Euclid Ave	42 Olcott 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	30 x 102	40 x 104	30 x 121	35 x 129	60 x 130
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	1939 / 0	1920 / 0	1927 / 0	1920 / 0	1920 / 0	1917 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	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	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1302	1175	1214	1127	1123	1209
2nd Sty Area	1242	1099	1193	1127	1123	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2544	2274	2407	2254	2246	2409
Att/Det Gar Sqft	400		360		576	
Prior Land	\$10,600					
Prior Total	\$60,200					
Comp Land Estimate	\$11,000	\$7,000	\$8,000	\$7,000	\$9,000	\$12,000
Sale Date		2/6/2020	4/3/2020	3/29/2019	1/3/2019	1/21/2020
Sale Price		\$129,000	\$157,500	\$145,000	\$84,000	\$76,000
Time Adj Sale Price		\$130,100	\$158,300	\$151,300	\$88,200	\$76,800
TADJSP/SQFT		\$57.21	\$65.77	\$67.13	\$39.27	\$31.88
Total Adj Factors	\$42,600	\$35,700	\$41,300	\$35,500	\$25,200	\$9,000
Adjusted Sale Price		\$137,000	\$159,600	\$158,400	\$105,600	\$110,400
Comparable Estimate	\$134,000 (\$52.67/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-22	101.44-6-8	101.36-11-4.11	101.52-3-5	102.45-3-36
Owner	Worthington Shirley	Kowal, Thomas E Jr	McClure, Leon	Bird House Holdings LL	Franasiak, Daniel
Address	135 Pine Ridge Rd	54 Wildy Ave	23 Villa Moraine Dr	122 Haller Ave	119 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 110	51 x 189	50 x 115	30 x 102	40 x 104
Building Style	04 Cape cod	05 Colonial	03 Split level	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1970 / 0	1920 / 0	1927 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	1.0	2.0	2.0
Bedrooms	6	5	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 0	3 Partial 0
1st Sty Area	1554	1484	2259	1175	1214
2nd Sty Area	0	837	0	1099	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	308 0	0 0	0 0
SFLA	2682	2321	2567	2274	2407
Att/Det Gar Sqft	441	396			360
Prior Land	\$11,600				
Prior Total	\$119,000				
Comp Land Estimate	\$12,000	\$12,000	\$10,000	\$7,000	\$8,000
Sale Date		9/29/2020	5/10/2019	2/6/2020	4/3/2020
Sale Price		\$210,000	\$225,000	\$129,000	\$157,500
Time Adj Sale Price		\$210,000	\$233,300	\$130,100	\$158,300
TADJSP/SQFT		\$90.48	\$90.88	\$57.21	\$65.77
Total Adj Factors	\$116,900	\$87,500	\$138,500	\$35,700	\$41,300
Adjusted Sale Price		\$239,400	\$211,700	\$211,300	\$233,900
Comparable Estimate	\$216,000 (\$80.54/SFLA)				

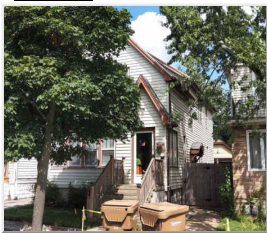


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.52-2-23	101.60-3-43	101.60-4-21	101.60-5-43	102.53-1-10	102.45-1-4
Owner	Bennett Enterprises	Wojewoda, Kyle R	Noman, Khasru	Redrick, Meshiya D	Begum, Yeasmin	Rudolph, Ayesha S
Address	137 Pine Ridge Rd	73 Euclid Ave	12 Hoerner Ave	73 Hoerner Ave	50 Woodell Ave	146 Woodell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	35 x 129	30 x 108	30 x 108	30 x 104	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1925 / 0	1910 / 0	1927 / 0	1918 / 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 90	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	2.0	2.0
Bedrooms	5	5	6	6	6	5
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	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1168	1008	1008	1056	1024	1144
2nd Sty Area	804	1008	1008	1056	880	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1972	2016	2016	2112	1904	2134
Att/Det Gar Sqft	360	400		324	360	342
Prior Land	\$9,500					
Prior Total	\$58,100					
Comp Land Estimate	\$10,000	\$9,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		7/20/2018	7/30/2019	10/24/2019	8/28/2020	11/19/2019
Sale Price		\$98,594	\$80,000	\$93,000	\$80,000	\$131,000
Time Adj Sale Price		\$107,200	\$82,400	\$94,900	\$80,000	\$133,200
TADJSP/SQFT		\$53.17	\$40.87	\$44.93	\$42.02	\$62.42
Total Adj Factors	\$34,300	\$33,900	\$32,600	\$16,200	\$31,200	\$36,500
Adjusted Sale Price		\$107,600	\$84,100	\$113,000	\$83,100	\$131,000
Comparable Estimate	\$104,000 (\$52.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.52-2-24	102.21-6-62	102.45-3-25	102.53-2-9	102.54-1-21
Owner	Robins, Jerry	Huff, Anthony B	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur
Address	143 Pine Ridge Rd	64 David Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 110	30 x 135	30 x 104	30 x 104	60 x 138
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1924 / 0	1934 / 0	1927 / 0	1927 / 0	1926 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.5	1.5
Bedrooms	3	4	3	4	4
Full/Half Baths	3 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1719	1001	875	1012	1068
2nd Sty Area	0	936	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2802	1937	1645	1644	1655
Att/Det Gar Sqft	360	396		240	
Prior Land	\$10,600				
Prior Total	\$97,300				
Comp Land Estimate	\$11,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		10/19/2020	12/3/2019	8/31/2020	9/1/2020
Sale Price		\$137,000	\$100,000	\$121,000	\$99,000
Time Adj Sale Price		\$137,000	\$101,300	\$121,000	\$99,000
TADJSP/SQFT		\$70.73	\$61.58	\$73.60	\$59.82
Total Adj Factors	\$59,900	\$70,300	\$29,200	\$32,500	\$24,000
Adjusted Sale Price		\$126,600	\$132,000	\$148,400	\$134,900
Comparable Estimate	\$131,000 (\$46.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-4-10	101.36-6-2	102.29-1-23	101.44-2-8	102.21-7-28
Owner	Mauro, Marisa M	Gregoire, Todd C	Turchiarelli, Kevin	Meinhold, Kelly C	Kardas, Christopher M
Address	175 Pine Ridge Rd	9 Markus Dr	90 Markus Dr	120 Alpine Pl	149 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	118 x 286	54 x 98	50 x 100	51 x 100	37 x 135
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1955 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	2	3
Full/Half Baths	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	4 Full 0
1st Sty Area	872	988	825	1169	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	872	988	825	1169	940
Att/Det Gar Sqft	280	320	460	440	280
Prior Land	\$21,800				
Prior Total	\$70,550				
Comp Land Estimate	\$23,000	\$10,000	\$9,000	\$9,000	\$8,000
Sale Date		7/18/2018	9/24/2018	8/19/2020	7/18/2018
Sale Price		\$100,000	\$103,000	\$119,900	\$80,000
Time Adj Sale Price		\$108,700	\$110,700	\$119,900	\$87,000
TADJSP/SQFT		\$110.02	\$134.18	\$102.57	\$92.55
Total Adj Factors	\$56,400	\$51,900	\$45,500	\$59,200	\$48,100
Adjusted Sale Price		\$113,200	\$121,600	\$117,100	\$95,300
Comparable Estimate	\$109,000 (\$125/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-4-11	101.44-2-4	101.36-5-16	101.36-14-12	101.44-2-8
Owner	Kozak, Robert L	Tydus, Jessica L	Peri, Gregory	Soles, Viola D	Meinhold, Kelly C
Address	183 Pine Ridge Rd	155 Avery Pl	365 Pine Ridge Rd	110 Alpine Pl	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	119 x 341	79 x 100	65 x 128	76 x 100	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1957 / 0	1945 / 0	1956 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2
Full/Half Baths	2 / 1	1 / 0	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	1428	1330	1374	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 760	0 250	0 0	0 280	0 0
SFLA	1428	1330	1374	1278	1169
Att/Det Gar Sqft	484	280	280	273	440
Prior Land	\$22,300				
Prior Total	\$82,170				
Comp Land Estimate	\$23,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		12/24/2019	1/25/2019	12/30/2019	8/19/2020
Sale Price		\$138,100	\$98,000	\$118,400	\$119,900
Time Adj Sale Price		\$139,900	\$102,900	\$120,000	\$119,900
TADJSP/SQFT		\$105.19	\$74.89	\$93.90	\$102.57
Total Adj Factors	\$87,200	\$68,100	\$70,500	\$64,900	\$59,200
Adjusted Sale Price		\$159,000	\$119,600	\$142,300	\$147,900
Comparable Estimate	\$143,000 (\$100.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-4-12	102.21-6-62	102.45-3-25	102.53-2-9	102.53-2-12
Owner	Bucierka, Raymond	Huff, Anthony B	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur
Address	241 Pine Ridge Rd	64 David Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	119 x 399	30 x 135	30 x 104	30 x 104	60 x 138
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1842 / 0	1934 / 0	1927 / 0	1927 / 0	1926 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	3	4	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1215	1001	875	1012	1068
2nd Sty Area	682	936	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1897	1937	1645	1644	1655
Att/Det Gar Sqft		1,008	396	240	
Prior Land	\$22,400				
Prior Total	\$73,870				
Comp Land Estimate	\$23,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		10/19/2020	12/3/2019	8/31/2020	9/1/2020
Sale Price		\$137,000	\$100,000	\$121,000	\$99,000
Time Adj Sale Price		\$137,000	\$101,300	\$121,000	\$99,000
TADJSP/SQFT		\$70.73	\$61.58	\$73.60	\$59.82
Total Adj Factors	\$45,300	\$70,300	\$29,200	\$32,500	\$24,000
Adjusted Sale Price		\$112,000	\$117,400	\$133,800	\$120,300
Comparable Estimate	\$117,000 (\$61.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-4-13	101.36-14-17	101.28-6-7	102.21-7-53	101.36-15-6
Owner	Quick, Scott	Al-Obaidi, Khulood J	Wilson, Nadia T	Sims, Cassandra	Hill, Jacqueline Elise
Address	247 Pine Ridge Rd	88 Alpine Pl	40 Parkedge Dr	50 Parkedge Dr	91 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 442	51 x 100	50 x 130	50 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1949 / 0	1950 / 0	1955 / 0
Condition	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 110
Heat Type/Central Air	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	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	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	868	975	916	812	946
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 580	0 0	0 450	0 0	0 0
SFLA	1444	1463	1516	1592	1183
Att/Det Gar Sqft	484	280	300	350	300
Prior Land	\$13,200				
Prior Total	\$95,500				
Comp Land Estimate	\$14,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		5/13/2019	5/20/2019	7/30/2019	3/28/2019
Sale Price		\$110,000	\$113,000	\$102,000	\$110,000
Time Adj Sale Price		\$114,100	\$117,200	\$105,100	\$114,800
TADJSP/SQFT		\$77.99	\$77.31	\$66.02	\$97.04
Total Adj Factors	\$74,800	\$58,000	\$62,600	\$62,700	\$59,500
Adjusted Sale Price		\$130,900	\$129,400	\$117,200	\$130,100
Comparable Estimate	\$127,000 (\$87.95/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	101.44-4-14.1	102.21-7-53	101.36-14-17	101.28-6-7	91.78-2-24	101.36-15-6
Owner	Bobbitt, Kelly D	Sims, Cassandra	Al-Obaidi, Khulood J	Wilson, Nadia T	Kiristitz, Richard J	Hill, Jacqueline Elise
Address	251 Pine Ridge Rd	50 Parkedge Dr	88 Alpine Pl	40 Parkedge Dr	7 St James Rd	91 Alpine Pl
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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	107 x 513	50 x 130	51 x 100	50 x 130	46 x 130	51 x 101
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1956 / 0	1949 / 0	1948 / 0	1955 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	2.0	1.7	1.5
Bedrooms	5	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	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	1028	812	975	916	750	946
2nd Sty Area	0	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 0	0 0
SFLA	1931	1592	1463	1516	1687	1183
Att/Det Gar Sqft	288	350	280	300	280	300
Prior Land	\$26,500					
Prior Total	\$120,350					
Comp Land Estimate	\$22,000	\$10,000	\$9,000	\$10,000	\$10,000	\$9,000
Sale Date		7/30/2019	5/13/2019	5/20/2019	10/12/2018	3/28/2019
Sale Price		\$102,000	\$110,000	\$113,000	\$125,122	\$110,000
Time Adj Sale Price		\$105,100	\$114,100	\$117,200	\$133,700	\$114,800
TADJSP/SQFT		\$66.02	\$77.99	\$77.31	\$79.25	\$97.04
Total Adj Factors	\$105,200	\$62,700	\$58,000	\$62,600	\$64,700	\$59,500
Adjusted Sale Price		\$147,600	\$161,300	\$159,800	\$174,200	\$160,500
Comparable Estimate	\$161,000 (\$83.38/SFLA)					

Subject

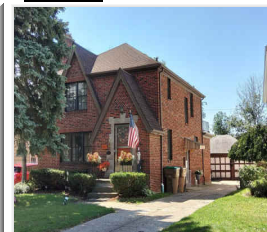
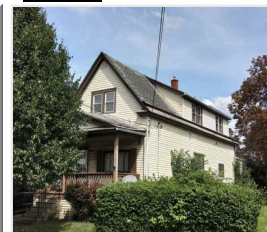
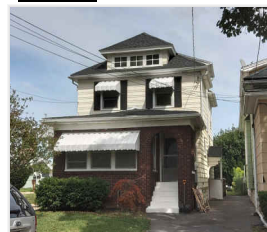
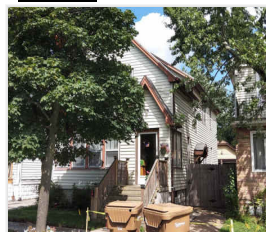
Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



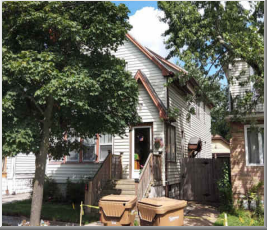
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-4-17	102.21-6-62	102.45-3-25	102.53-2-9	102.54-1-21	91.77-3-14
Owner	Spelman, Sylvia L	Huff, Anthony B	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Dierdorf, Justin
Address	265 Pine Ridge Rd	64 David Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave	35 George Urban 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	163 x 541	30 x 135	30 x 104	30 x 104	60 x 138	40 x 141
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1890 / 1980	1934 / 0	1927 / 0	1927 / 0	1926 / 0	1941 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	2 / N
Stories	2.0	2.0	2.0	1.5	1.5	2.0
Bedrooms	4	4	3	4	4	3
Full/Half Baths	2 / 1	2 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1440	1001	875	1012	1068	876
2nd Sty Area	88	936	770	0	0	768
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 120
SFLA	2608	1937	1645	1644	1655	1644
Att/Det Gar Sqft		396		240		624
Prior Land	\$28,500					
Prior Total	\$116,200					
Comp Land Estimate	\$31,000	\$8,000	\$7,000	\$7,000	\$12,000	\$10,000
Sale Date		10/19/2020	12/3/2019	8/31/2020	9/1/2020	11/21/2019
Sale Price		\$137,000	\$100,000	\$121,000	\$99,000	\$146,500
Time Adj Sale Price		\$137,000	\$101,300	\$121,000	\$99,000	\$149,000
TADJSP/SQFT		\$70.73	\$61.58	\$73.60	\$59.82	\$90.63
Total Adj Factors	\$78,100	\$70,300	\$29,200	\$32,500	\$24,000	\$57,300
Adjusted Sale Price		\$144,800	\$150,200	\$166,600	\$153,100	\$169,800
Comparable Estimate	\$157,000 (\$60.2/SFLA)					

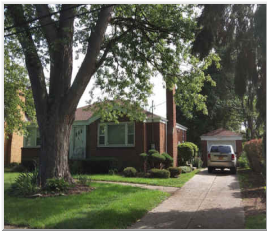


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-3-8	101.44-2-4	101.36-5-16	101.36-14-12	101.44-2-8	101.28-9-14
Owner	Cathcart, Dwayne L	Tydus, Jessica L	Peri, Gregory	Soles, Viola D	Meinhold, Kelly C	Jamh WNY LLC
Address	270 Pine Ridge Rd	155 Avery Pl	365 Pine Ridge Rd	110 Alpine Pl	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	103 x 88	79 x 100	65 x 128	76 x 100	51 x 100	34 x 117
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	1957 / 0	1945 / 0	1956 / 0	1955 / 0	1956 / 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1446	1330	1374	1278	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 250	0 0	0 280	0 0	0 0
SFLA	1446	1330	1374	1278	1169	1085
Att/Det Gar Sqft	506	280	280	273	440	399
Prior Land	\$13,500					
Prior Total	\$82,170					
Comp Land Estimate	\$14,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	1/25/2019	12/30/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$98,000	\$118,400	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$102,900	\$120,000	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$74.89	\$93.90	\$102.57	\$87.56
Total Adj Factors	\$79,600	\$68,100	\$70,500	\$64,900	\$59,200	\$54,300
Adjusted Sale Price		\$151,400	\$112,000	\$134,700	\$140,300	\$120,300
Comparable Estimate	\$132,000 (\$91.29/SFLA)					



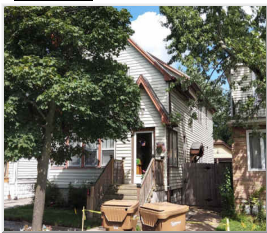
SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-4-18	101.44-2-4	101.36-5-16	101.36-14-12	101.44-2-8	101.28-9-14
Owner	Drake, Cortney L	Tydus, Jessica L	Peri, Gregory	Soles, Viola D	Meinhold, Kelly C	Jamh WNY LLC
Address	271 Pine Ridge Rd	155 Avery Pl	365 Pine Ridge Rd	110 Alpine Pl	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	69 x 104	79 x 100	65 x 128	76 x 100	51 x 100	34 x 117
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	1957 / 0	1945 / 0	1956 / 0	1955 / 0	1956 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	2	2	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1589	1330	1374	1278	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 280	0 0	0 0
SFLA	1589	1330	1374	1278	1169	1085
Att/Det Gar Sqft	462	280	280	273	440	399
Prior Land	\$11,100					
Prior Total	\$99,600					
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		12/24/2019	1/25/2019	12/30/2019	8/19/2020	9/29/2020
Sale Price		\$138,100	\$98,000	\$118,400	\$119,900	\$95,000
Time Adj Sale Price		\$139,900	\$102,900	\$120,000	\$119,900	\$95,000
TADJSP/SQFT		\$105.19	\$74.89	\$93.90	\$102.57	\$87.56
Total Adj Factors	\$93,800	\$68,100	\$70,500	\$64,900	\$59,200	\$54,300
Adjusted Sale Price		\$165,600	\$126,200	\$148,900	\$154,500	\$134,500
Comparable Estimate	\$146,000 (\$91.88/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-9-5	102.21-6-62	102.45-3-25	102.21-7-53	101.36-3-1
Owner	Warburton, Derrick C	Huff, Anthony B	Mahmood, Elizabeth M	Sims, Cassandra	Makelke, Amber
Address	280 Pine Ridge Rd	64 David Ave	85 Hedwig Ave	50 Parkedge Dr	38 Olcott Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	281 x 313	30 x 135	30 x 104	50 x 130	30 x 132
Building Style	07 Mansion	08 Old style	08 Old style	04 Cape cod	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1827 / 0	1934 / 0	1927 / 0	1950 / 0	1900 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	A Excellent	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	5 / Y	0 / N	0 / N	0 / N	0 / N
Stories	3.0	2.0	2.0	1.7	1.5
Bedrooms	7	4	3	3	4
Full/Half Baths	5 / 1	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	4829	1001	875	812	994
2nd Sty Area	1815	936	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	7184	1937	1645	1592	1298
Att/Det Gar Sqft	452	396		350	
Prior Land	\$44,500				
Prior Total	\$380,000				
Comp Land Estimate	\$47,000	\$8,000	\$7,000	\$10,000	\$7,000
Sale Date		10/19/2020	12/3/2019	7/30/2019	6/29/2020
Sale Price		\$137,000	\$100,000	\$102,000	\$57,405
Time Adj Sale Price		\$137,000	\$101,300	\$105,100	\$57,500
TADJSP/SQFT		\$70.73	\$61.58	\$66.02	\$44.30
Total Adj Factors	\$652,900	\$70,300	\$29,200	\$62,700	(\$7,800)
Adjusted Sale Price		\$719,600	\$725,000	\$695,300	\$718,200
Comparable Estimate	\$720,000 (\$100.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-8-17	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8
Owner	Murphy Yolanda K	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C
Address	285 Pine Ridge Rd	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	130 x 90	65 x 128	79 x 100	76 x 100	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1945 / 0	1957 / 0	1956 / 0	1956 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	2
Full/Half Baths	2 / 1	1 / 0	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	1632	1374	1330	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 815	0 0	0 250	0 280	0 0
SFLA	1632	1374	1330	1278	1169
Att/Det Gar Sqft	825	280	280	273	440
Prior Land	\$16,300				
Prior Total	\$116,200				
Comp Land Estimate	\$17,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57
Total Adj Factors	\$106,100	\$70,500	\$68,100	\$64,900	\$59,200
Adjusted Sale Price		\$138,500	\$177,900	\$161,200	\$166,800
Comparable Estimate	\$158,000 (\$96.81/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-9-4	101.36-11-4.11	101.28-11-15	101.44-6-8	102.45-1-4	101.52-3-5
Owner	White Carver O	McClure, Leon	Hodges, Taylor	Kowal, Thomas E Jr	Rudolph, Ayesha S	Bird House Holdings LL
Address	300 Pine Ridge Rd	23 Villa Moraine Dr	34 Olcott Pl	54 Wildy Ave	146 Woodell Ave	122 Haller 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 105	50 x 115	30 x 133	51 x 189	30 x 104	30 x 102
Building Style	03 Split level	03 Split level	08 Old style	05 Colonial	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1970 / 0	1946 / 0	1955 / 0	1918 / 0	1920 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 384	C Average 110	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	5	5	6
Full/Half Baths	1 / 1	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1776	2259	1056	1484	1144	1175
2nd Sty Area	0	0	1056	837	990	1099
Fin Bsmt/Fin Rec Rm	384 0	308 0	0 0	0 0	0 0	0 0
SFLA	2160	2567	2112	2321	2134	2274
Att/Det Gar Sqft			756	396	342	
Prior Land	\$11,000					
Prior Total	\$116,800					
Comp Land Estimate	\$11,000	\$10,000	\$7,000	\$12,000	\$7,000	\$7,000
Sale Date		5/10/2019	12/6/2018	9/29/2020	11/19/2019	2/6/2020
Sale Price		\$225,000	\$106,000	\$210,000	\$131,000	\$129,000
Time Adj Sale Price		\$233,300	\$112,000	\$210,000	\$133,200	\$130,100
TADJSP/SQFT		\$90.88	\$53.03	\$90.48	\$62.42	\$57.21
Total Adj Factors	\$94,700	\$138,500	\$40,200	\$87,500	\$36,500	\$35,700
Adjusted Sale Price		\$189,500	\$166,500	\$217,200	\$191,400	\$189,100
Comparable Estimate	\$191,000 (\$88.43/SFLA)					

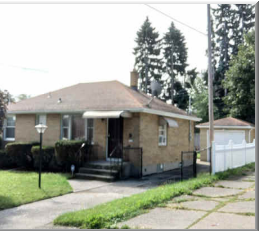
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-9-3	102.21-6-62	102.21-7-53	101.28-6-7	101.36-14-17
Owner	Wilson, Deborah	Huff, Anthony B	Sims, Cassandra	Wilson, Nadia T	Al-Obaidi, Khulood J
Address	304 Pine Ridge Rd	64 David Ave	50 Parkedge Dr	40 Parkedge Dr	88 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	58 x 105	30 x 135	50 x 130	50 x 130	51 x 100
Building Style	05 Colonial	08 Old style	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1934 / 0	1950 / 0	1949 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	1.5
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1274	1001	812	916	975
2nd Sty Area	1276	936	0	600	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 450	0 0
SFLA	2550	1937	1592	1516	1463
Att/Det Gar Sqft	425	396	350	300	280
Prior Land	\$10,200				
Prior Total	\$120,350				
Comp Land Estimate	\$10,000	\$8,000	\$10,000	\$10,000	\$9,000
Sale Date		10/19/2020	7/30/2019	5/20/2019	5/13/2019
Sale Price		\$137,000	\$102,000	\$113,000	\$110,000
Time Adj Sale Price		\$137,000	\$105,100	\$117,200	\$114,100
TADJSP/SQFT		\$70.73	\$66.02	\$77.31	\$77.99
Total Adj Factors	\$100,700	\$70,300	\$62,700	\$62,600	\$58,000
Adjusted Sale Price		\$167,400	\$143,100	\$155,300	\$156,800
Comparable Estimate	\$157,000 (\$61.57/SFLA)				

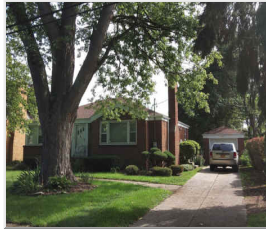


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-7-13	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8	101.36-6-2
Owner	Mainali, Devi M	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Gregoire, Todd C
Address	307 Pine Ridge Rd	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	9 Markus 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 90	65 x 128	79 x 100	76 x 100	51 x 100	54 x 98
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	1945 / 0	1957 / 0	1956 / 0	1955 / 0	1950 / 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	2 Hot air 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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1840	1374	1330	1278	1169	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 250	0 280	0 0	0 0
SFLA	1840	1374	1330	1278	1169	988
Att/Det Gar Sqft	480	280	280	273	440	320
Prior Land	\$10,000					
Prior Total	\$93,790					
Comp Land Estimate	\$10,000	\$12,000	\$12,000	\$12,000	\$9,000	\$10,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020	7/18/2018
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900	\$100,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900	\$108,700
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57	\$110.02
Total Adj Factors	\$92,800	\$70,500	\$68,100	\$64,900	\$59,200	\$51,900
Adjusted Sale Price		\$125,200	\$164,600	\$147,900	\$153,500	\$149,600
Comparable Estimate	\$148,000 (\$80.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.36-9-2	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8	101.28-9-14
Owner	Perry, Vida R	Peri, Gregory	Tyodus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Jamh WNY LLC
Address	308 Pine Ridge Rd	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl	24 Bell 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	105	105	105	105	105	105
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 105	65 x 128	79 x 100	76 x 100	51 x 100	34 x 117
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	1964 / 0	1945 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / 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	2	3	2	2	2
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	2352	1374	1330	1278	1169	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 280	0 0	0 0
SFLA	2352	1374	1330	1278	1169	1085
Att/Det Gar Sqft	420	280	280	273	440	399
Prior Land	\$11,900					
Prior Total	\$120,350					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020	9/29/2020
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900	\$95,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900	\$95,000
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57	\$87.56
Total Adj Factors	\$113,300	\$70,500	\$68,100	\$64,900	\$59,200	\$54,300
Adjusted Sale Price		\$145,700	\$185,100	\$168,400	\$174,000	\$154,000
Comparable Estimate	\$165,000 (\$70.15/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-7-14	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8
Owner	Mawalla, Ernest	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C
Address	311 Pine Ridge Rd	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 100	65 x 128	79 x 100	76 x 100	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1945 / 0	1957 / 0	1956 / 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 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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	2
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	1651	1374	1330	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 960	0 0	0 250	0 280	0 0
SFLA	1651	1374	1330	1278	1169
Att/Det Gar Sqft	357	280	280	273	440
Prior Land	\$10,500				
Prior Total	\$91,300				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$12,000	\$9,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57
Total Adj Factors	\$83,400	\$70,500	\$68,100	\$64,900	\$59,200
Adjusted Sale Price		\$115,800	\$155,200	\$138,500	\$144,100
Comparable Estimate	\$139,000 (\$84.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.36-9-1	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8
Owner	Page, William	Peri, Gregory	Tyodus, Jessica L	Soles, Viola D	Meinhold, Kelly C
Address	312 Pine Ridge Rd	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 110	65 x 128	79 x 100	76 x 100	51 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1945 / 0	1957 / 0	1956 / 0	1955 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	2
Full/Half Baths	1 / 1	1 / 0	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	1620	1374	1330	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 280	0 0
SFLA	1620	1374	1330	1278	1169
Att/Det Gar Sqft	506	280	280	273	440
Prior Land	\$11,600				
Prior Total	\$91,300				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57
Total Adj Factors	\$83,000	\$70,500	\$68,100	\$64,900	\$59,200
Adjusted Sale Price		\$115,400	\$154,800	\$138,100	\$143,700
Comparable Estimate	\$135,000 (\$83.33/SFLA)				