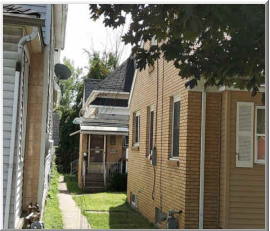
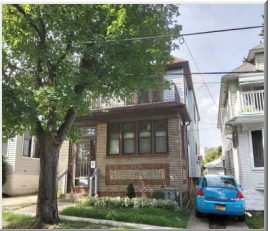


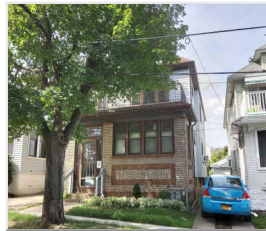
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-8-42.12	90.84-2-57	102.45-5-38	112.27-1-50	101.60-6-27
Owner	Ton, Mark	Lowville Enterprises LL	Ha, Andrew	Chowdhury Shuvo, Aaq	Baltimore, Tereka N
Address	1173 Walden Ave	105 East End Ave	121 Reo Ave	2067 Broadway St	45 Haller Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	105	105	105	301	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	3 x 150	30 x 111	30 x 134	30 x 132	30 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1927 / 0	1900 / 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	1.5	2.0	2.0	1.5	2.0
Bedrooms	5	5	7	6	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1450	1400	1674	1268	1127
2nd Sty Area	0	968	1584	0	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2275	2368	3258	1970	2254
Att/Det Gar Sqft		323		360	576
Prior Land	\$2,100				
Prior Total	\$53,950				
Comp Land Estimate	\$1,000	\$7,000	\$0	\$8,000	\$7,000
Sale Date		11/21/2019	9/3/2019	10/10/2020	3/29/2019
Sale Price		\$74,900	\$166,000	\$110,000	\$145,000
Time Adj Sale Price		\$76,200	\$169,900	\$110,000	\$151,300
TADJSP/SQFT		\$32.18	\$52.15	\$55.84	\$67.13
Total Adj Factors	\$23,800	\$27,100	\$0	\$30,000	\$35,500
Adjusted Sale Price		\$72,900	\$0	\$103,800	\$139,600
Comparable Estimate	\$101,000 (\$44.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-8-44	102.53-1-10	102.45-2-16	102.45-1-17	101.60-4-21
Owner	Ton Mark	Begum, Yeasmin	Sultana, Safia	Bethea, Kyle Robert	Noman, Khasru
Address	1175 Walden Ave	50 Woodell Ave	96 Hedwig Ave	100 Woodell 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 150	30 x 104	30 x 104	30 x 104	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1930 / 0	1928 / 0	1925 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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	1.5	1.5	2.0
Bedrooms	3	6	5	4	6
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	1126	1024	1002	1170	1081
2nd Sty Area	0	880	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1830	1904	1862	1774	2016
Att/Det Gar Sqft		360	400	400	572
Prior Land	\$7,400				
Prior Total	\$51,400				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$10,000
Sale Date		8/28/2020	10/19/2020	2/20/2019	7/30/2019
Sale Price		\$80,000	\$139,000	\$75,000	\$80,000
Time Adj Sale Price		\$80,000	\$139,000	\$78,500	\$82,400
TADJSP/SQFT		\$42.02	\$74.65	\$44.25	\$40.87
Total Adj Factors	\$31,200	\$31,200	\$56,600	\$30,200	\$32,600
Adjusted Sale Price		\$80,000	\$113,600	\$79,500	\$81,000
Comparable Estimate	\$92,000 (\$50.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-7-20	101.60-6-27	101.52-3-5	101.60-3-31	101.60-4-20
Owner	Januszczak, Henry	Baltimore, Tereka N	Bird House Holdings LL	Hossain, Anowara	Khatun, Rashida
Address	1176 Walden Ave	45 Haller Ave	122 Haller Ave	23 Euclid Ave	41 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 116	30 x 121	30 x 102	35 x 129	60 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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1920 / 0	1920 / 0	1920 / 0	1907 / 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	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	1204	1127	1175	1123	1081
2nd Sty Area	1068	1127	1099	1123	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2272	2254	2274	2246	2162
Att/Det Gar Sqft	360			576	572
Prior Land	\$7,600				
Prior Total	\$58,600				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$9,000	\$10,000
Sale Date		3/29/2019	2/6/2020	1/3/2019	10/3/2019
Sale Price		\$145,000	\$129,000	\$84,000	\$115,000
Time Adj Sale Price		\$151,300	\$130,100	\$88,200	\$117,300
TADJSP/SQFT		\$67.13	\$57.21	\$39.27	\$54.26
Total Adj Factors	\$39,600	\$35,500	\$35,700	\$25,200	\$41,600
Adjusted Sale Price		\$155,400	\$134,000	\$102,600	\$115,300
Comparable Estimate	\$122,000 (\$53.7/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.60-8-45	102.53-3-14	102.53-2-12	102.53-2-9	101.60-5-37	102.45-3-25
Owner	Sundi, Abdullah	Barnes, Carolyn	King, Bernard C	Mazid, Anamul	Canales, Nephtaly	Mahmood, Elizabeth M
Address	1177 Walden Ave	22 Ridge Park Ave	26 Hedwig 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	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 150	30 x 139	30 x 104	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	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1915 / 0	1920 / 0	1897 / 0	1927 / 0	1915 / 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	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm 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	0 / N
Stories	1.3	1.3	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1260	1240	928	1012	856	875
2nd Sty Area	0	0	0	0	0	770
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1449	1480	1359	1644	1241	1645
Att/Det Gar Sqft	726		240	240	280	
Prior Land	\$12,400					
Prior Total	\$73,040					
Comp Land Estimate	\$12,000	\$8,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		9/20/2018	3/29/2019	8/31/2020	11/21/2019	12/3/2019
Sale Price		\$77,000	\$80,750	\$121,000	\$93,500	\$100,000
Time Adj Sale Price		\$82,800	\$84,300	\$121,000	\$95,100	\$101,300
TADJSP/SQFT		\$55.95	\$62.03	\$73.60	\$76.63	\$61.58
Total Adj Factors	\$32,200	\$28,200	\$28,400	\$32,500	\$28,100	\$29,200
Adjusted Sale Price		\$86,800	\$88,100	\$120,700	\$99,200	\$104,300
Comparable Estimate	\$100,000 (\$69.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.60-8-46	102.45-3-36	101.60-6-27	102.53-3-28	101.60-4-20
Owner	Wielinski, William L	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Khatun, Rashida
Address	1183 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 Hedwig 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	60 x 150	40 x 104	30 x 121	60 x 104	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1920 / 0	1902 / 0	1907 / 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	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	3 Partial 0	1 Slab/pier 0
1st Sty Area	1386	1214	1127	1081	1132
2nd Sty Area	1034	1193	1127	1081	1012
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2420	2407	2254	2162	2144
Att/Det Gar Sqft	550	360		572	
Prior Land	\$12,300				
Prior Total	\$60,700				
Comp Land Estimate	\$12,000	\$8,000	\$7,000	\$10,000	\$7,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	10/6/2020
Sale Price		\$157,500	\$145,000	\$115,000	\$80,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$80,000
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$37.31
Total Adj Factors	\$45,800	\$41,300	\$35,500	\$41,600	\$15,900
Adjusted Sale Price		\$162,800	\$161,600	\$121,500	\$109,900
Comparable Estimate	\$139,000 (\$57.44/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-1	102.53-2-9	102.45-3-25	102.54-1-21	102.53-3-14
Owner	Oryszak, Roy R	Mazid, Anamul	Mahmood, Elizabeth M	Alam, Muhammad Khur	Barnes, Carolyn
Address	1189 Walden Ave	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 150	30 x 104	30 x 104	60 x 138	30 x 139
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	3 Hot wtr/stm 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	1 / N
Stories	1.7	1.5	2.0	1.5	1.3
Bedrooms	5	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	929	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	1792	1644	1645	1655	1480
Att/Det Gar Sqft	380	240			
Prior Land	\$8,500				
Prior Total	\$72,500				
Comp Land Estimate	\$9,000	\$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	\$37,500	\$32,500	\$29,200	\$24,000	\$28,200
Adjusted Sale Price		\$126,000	\$109,600	\$112,500	\$92,100
Comparable Estimate	\$107,000 (\$59.71/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-6-2	102.53-2-12	101.60-5-37	102.37-4-21	102.53-3-14	101.36-3-11
Owner	DBA Equities Inc.	King, Bernard C	Canales, Nephtaly	Babingwa, Watimbwa O	Barnes, Carolyn	Hollis, Conni A
Address	1193 Walden Ave	26 Hedwig Ave	53 Hoerner Ave	236 Straley Ave	22 Ridge Park 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	25 x 150	30 x 104	30 x 108	30 x 130	30 x 139	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1900 / 0	1897 / 0	1915 / 0	1927 / 0	1920 / 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	3 Hot wtr/strm 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.7
Bedrooms	2	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	685	928	856	912	1240	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	985	1359	1241	1193	1480	1105
Att/Det Gar Sqft		240	280	280		200
Prior Land	\$6,100					
Prior Total	\$30,600					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$5,000
Sale Date		3/29/2019	11/21/2019	7/31/2018	9/20/2018	3/14/2019
Sale Price		\$80,750	\$93,500	\$113,200	\$77,000	\$85,000
Time Adj Sale Price		\$84,300	\$95,100	\$123,100	\$82,800	\$88,700
TADJSP/SQFT		\$62.03	\$76.63	\$103.19	\$55.95	\$80.27
Total Adj Factors	\$13,200	\$28,400	\$28,100	\$26,900	\$28,200	\$3,200
Adjusted Sale Price		\$69,100	\$80,200	\$109,400	\$67,800	\$98,700
Comparable Estimate	\$85,000 (\$86.29/SFLA)					

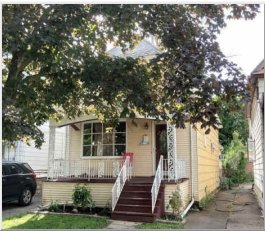
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-3	90.84-2-57	102.45-5-38	112.27-1-50	101.60-6-27
Owner	Dreammart Platinum Hc	Lowville Enterprises LL	Ha, Andrew	Chowdhury Shuvo, Aaq	Baltimore, Tereka N
Address	1195 Walden Ave	105 East End Ave	121 Reo Ave	2067 Broadway St	45 Haller Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	105	105	105	301	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	29 x 150	30 x 111	30 x 134	30 x 132	30 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1900 / 0	1927 / 0	1900 / 0	1920 / 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 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	5	7	6	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1386	1400	1674	1268	1127
2nd Sty Area	819	968	1584	0	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2299	2368	3258	1970	2254
Att/Det Gar Sqft		323		360	
Prior Land	\$7,100				
Prior Total	\$44,500				
Comp Land Estimate	\$8,000	\$7,000	\$0	\$8,000	\$7,000
Sale Date		11/21/2019	9/3/2019	10/10/2020	3/29/2019
Sale Price		\$74,900	\$166,000	\$110,000	\$145,000
Time Adj Sale Price		\$76,200	\$169,900	\$110,000	\$151,300
TADJSP/SQFT		\$32.18	\$52.15	\$55.84	\$67.13
Total Adj Factors	\$22,800	\$27,100	\$0	\$30,000	\$35,500
Adjusted Sale Price		\$71,900	\$0	\$102,800	\$138,600
Comparable Estimate	\$103,000 (\$44.8/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-6-4	102.53-1-10	102.45-2-16	101.60-4-21	102.45-1-17	101.60-3-43
Owner	Comfort Home Builders	Begum, Yeasmin	Sultana, Safia	Noman, Khasru	Bethea, Kyle Robert	Wojewoda, Kyle R
Address	1199 Walden Ave	50 Woodell Ave	96 Hedwig Ave	12 Hoerner Ave	100 Woodell 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	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	31 x 150	30 x 104	30 x 104	30 x 108	30 x 104	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1930 / 0	1925 / 0	1928 / 0	1920 / 0
Condition	3 Normal	3 Normal	4 Good	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	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	0 / N
Stories	2.0	2.0	1.5	2.0	1.5	2.0
Bedrooms	6	6	5	6	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	960	1024	1002	1008	1170	1008
2nd Sty Area	960	880	0	1008	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1920	1904	1862	2016	1774	2016
Att/Det Gar Sqft		360	400		400	400
Prior Land	\$7,600					
Prior Total	\$33,300					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		8/28/2020	10/19/2020	7/30/2019	2/20/2019	7/20/2018
Sale Price		\$80,000	\$139,000	\$80,000	\$75,000	\$98,594
Time Adj Sale Price		\$80,000	\$139,000	\$82,400	\$78,500	\$107,200
TADJSP/SQFT		\$42.02	\$74.65	\$40.87	\$44.25	\$53.17
Total Adj Factors	\$32,400	\$31,200	\$56,600	\$32,600	\$30,200	\$33,900
Adjusted Sale Price		\$81,200	\$114,800	\$82,200	\$80,700	\$105,700
Comparable Estimate	\$93,000 (\$48.44/SFLA)					

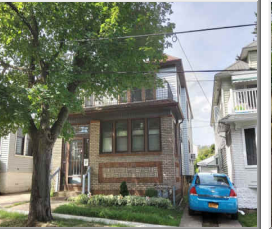


SWIS	143089	143089	143001	143089	143001	143089
Print Key	102.53-2-23	102.45-5-38	112.44-2-39.11	90.84-2-57	112.27-1-50	102.45-3-36
Owner	SJSB Walden LLC	Ha, Andrew	Muller, Norbert	Lowville Enterprises LL	Chowdhury Shuvo, Aaq	Franasiak, Daniel
Address	1202 Walden Ave	121 Reo Ave	48 Halstead Ave	105 East End Ave	2067 Broadway St	119 Hedwig Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	105	105	301	105	301	105
School Code	143001	143001	143009	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	34 x 114	30 x 134	90 x 121	30 x 111	30 x 132	40 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1921 / 0	1900 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	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	3.0	2.0	1.5	2.0
Bedrooms	8	7	6	5	6	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	4 Full 0
1st Sty Area	1760	1674	1794	1400	1268	1214
2nd Sty Area	1188	1584	891	968	0	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3119	3258	3126	2368	1970	2407
Att/Det Gar Sqft	324			323	360	360
Prior Land	\$7,400					
Prior Total	\$66,400					
Comp Land Estimate	\$8,000	\$0	\$16,000	\$7,000	\$8,000	\$8,000
Sale Date		9/3/2019	1/17/2020	11/21/2019	10/10/2020	4/3/2020
Sale Price		\$166,000	\$90,000	\$74,900	\$110,000	\$157,500
Time Adj Sale Price		\$169,900	\$90,900	\$76,200	\$110,000	\$158,300
TADJSP/SQFT		\$52.15	\$29.08	\$32.18	\$55.84	\$65.77
Total Adj Factors	\$47,100	\$0	\$19,000	\$27,100	\$30,000	\$41,300
Adjusted Sale Price		\$0	\$119,000	\$96,200	\$127,100	\$164,100
Comparable Estimate	\$127,000 (\$40.72/SFLA)					

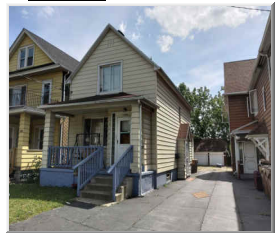
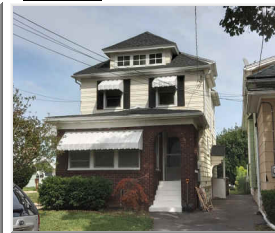
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-6	102.53-3-14	102.53-2-9	102.45-3-25	102.54-1-21
Owner	Humphrey Henry	Barnes, Carolyn	Mazid, Anamul	Mahmood, Elizabeth M	Alam, Muhammad Khur
Address	1205 Walden Ave	22 Ridge Park Ave	38 Hedwig Ave	85 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 100	30 x 139	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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1927 / 0	1927 / 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	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	2.0	1.5
Bedrooms	4	3	4	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	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1040	1240	1012	875	1068
2nd Sty Area	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1565	1480	1644	1645	1655
Att/Det Gar Sqft			240		
Prior Land	\$12,300				
Prior Total	\$114,400				
Comp Land Estimate	\$10,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		9/20/2018	8/31/2020	12/3/2019	9/1/2020
Sale Price		\$77,000	\$121,000	\$100,000	\$99,000
Time Adj Sale Price		\$82,800	\$121,000	\$101,300	\$99,000
TADJSP/SQFT		\$55.95	\$73.60	\$61.58	\$59.82
Total Adj Factors	\$33,800	\$28,200	\$32,500	\$29,200	\$24,000
Adjusted Sale Price		\$88,400	\$122,300	\$105,900	\$108,800
Comparable Estimate	\$103,000 (\$65.81/SFLA)				

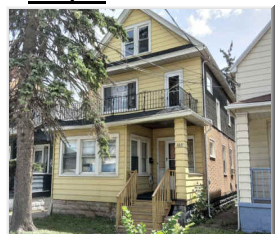
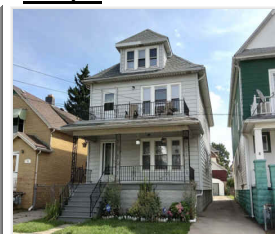
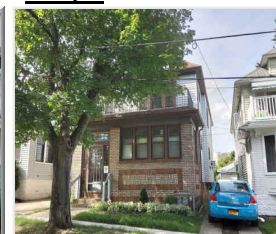


SWIS	143089	143089	143089	143089	143001	143089
Print Key	102.53-6-6	102.53-2-12	102.53-3-14	101.60-5-37	112.27-1-50	90.84-2-57
Owner	Humphrey Henry	King, Bernard C	Barnes, Carolyn	Canales, Nephtaly	Chowdhury Shuvo, Aaq	Lowville Enterprises LL
Address	1205 Walden Ave	26 Hedwig Ave	22 Ridge Park Ave	53 Hoerner Ave	2067 Broadway St	105 East End Ave
Property Class	230 3 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	105	105	105	105	301	105
School Code	143001	143001	143001	143001	143009	143001
Site No.	2	1	1	1	1	1
Land Size	60 x 50	30 x 104	30 x 139	30 x 108	30 x 132	30 x 111
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	1920 / 0	1897 / 0	1920 / 0	1915 / 0	1900 / 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 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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	3	3	3	6	5
Full/Half Baths	3 / 0	1 / 0	1 / 0	1 / 1	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	1320	928	1240	856	1268	1400
2nd Sty Area	0	0	0	0	0	968
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1359	1480	1241	1970	2368
Att/Det Gar Sqft		240		280	360	323
Prior Land	\$12,300					
Prior Total	\$114,400					
Comp Land Estimate	\$1,000	\$7,000	\$8,000	\$7,000	\$8,000	\$7,000
Sale Date		3/29/2019	9/20/2018	11/21/2019	10/10/2020	11/21/2019
Sale Price		\$80,750	\$77,000	\$93,500	\$110,000	\$74,900
Time Adj Sale Price		\$84,300	\$82,800	\$95,100	\$110,000	\$76,200
TADJSP/SQFT		\$62.03	\$55.95	\$76.63	\$55.84	\$32.18
Total Adj Factors	\$16,300	\$28,400	\$28,200	\$28,100	\$30,000	\$27,100
Adjusted Sale Price		\$72,200	\$70,900	\$83,300	\$96,300	\$65,400
Comparable Estimate	\$78,000 (\$59.09/SFLA)					

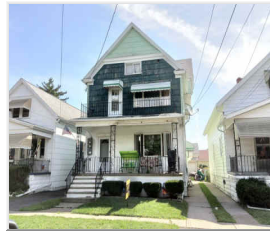
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-22	102.45-3-36	101.60-6-27	101.28-5-8	101.52-3-5
Owner	Choudhury, Azizur R	Franasiak, Daniel	Baltimore, Tereka N	Frances Dugan, Andrew	Bird House Holdings LI
Address	1206 Walden Ave	119 Hedwig Ave	45 Haller Ave	36 David 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	35 x 111	40 x 104	30 x 121	60 x 135	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	1922 / 0	1927 / 0	1920 / 0	1915 / 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 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	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	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1445	1214	1127	1624	1081
2nd Sty Area	1306	1193	1127	902	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2751	2407	2254	2717	2274
Att/Det Gar Sqft	308	360		462	
Prior Land	\$7,400				
Prior Total	\$57,000				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$7,000
Sale Date		4/3/2020	3/29/2019	9/16/2019	2/6/2020
Sale Price		\$157,500	\$145,000	\$109,900	\$129,000
Time Adj Sale Price		\$158,300	\$151,300	\$112,500	\$130,100
TADJSP/SQFT		\$65.77	\$67.13	\$41.41	\$57.21
Total Adj Factors	\$40,200	\$41,300	\$35,500	\$48,100	\$35,700
Adjusted Sale Price		\$157,200	\$156,000	\$104,600	\$134,600
Comparable Estimate	\$134,000 (\$48.71/SFLA)				

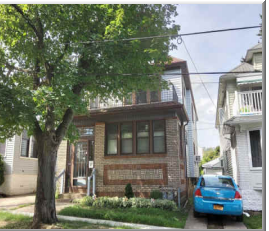
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-21	102.45-1-17	102.53-1-10	102.45-2-16	101.60-4-21
Owner	Choudhury, Eftadur	Bethea, Kyle Robert	Begum, Yeasmin	Sultana, Safia	Vincent, Kevin
Address	1210 Walden Ave	100 Woodell Ave	50 Woodell Ave	96 Hedwig Ave	129 Reo 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 108	30 x 104	30 x 104	30 x 104	60 x 134
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1927 / 0	1930 / 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 105	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	2.0	1.5	2.0
Bedrooms	4	4	6	5	3
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	1066	1170	1024	1002	968
2nd Sty Area	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1710	1774	1904	1862	1573
Att/Det Gar Sqft	342	400	360	400	440
Prior Land	\$7,400				
Prior Total	\$51,400				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		2/20/2019	8/28/2020	10/19/2020	6/28/2019
Sale Price		\$75,000	\$80,000	\$139,000	\$96,000
Time Adj Sale Price		\$78,500	\$80,000	\$139,000	\$99,200
TADJSP/SQFT		\$44.25	\$42.02	\$74.65	\$63.06
Total Adj Factors	\$30,000	\$30,200	\$31,200	\$56,600	\$32,400
Adjusted Sale Price		\$78,300	\$78,800	\$112,400	\$96,800
Comparable Estimate	\$89,000 (\$52.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-9	102.53-2-9	102.53-3-14	102.45-3-25	102.54-1-21
Owner	Showtime Properties LL	Mazid, Anamul	Barnes, Carolyn	Mahmood, Elizabeth M	Alam, Muhammad Khur
Address	1215 Walden Ave	38 Hedwig Ave	22 Ridge Park Ave	85 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	30 x 150	30 x 104	30 x 139	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	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1927 / 0	1920 / 0	1927 / 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	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	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	2.0	1.5
Bedrooms	4	4	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	938	1012	1240	875	1068
2nd Sty Area	648	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1586	1644	1480	1645	1655
Att/Det Gar Sqft	630	240			
Prior Land	\$7,400				
Prior Total	\$57,000				
Comp Land Estimate	\$8,000	\$7,000	\$8,000	\$7,000	\$12,000
Sale Date		8/31/2020	9/20/2018	12/3/2019	9/1/2020
Sale Price		\$121,000	\$77,000	\$100,000	\$99,000
Time Adj Sale Price		\$121,000	\$82,800	\$101,300	\$99,000
TADJSP/SQFT		\$73.60	\$55.95	\$61.58	\$59.82
Total Adj Factors	\$26,600	\$32,500	\$28,200	\$29,200	\$24,000
Adjusted Sale Price		\$115,100	\$81,200	\$98,700	\$101,600
Comparable Estimate	\$96,000 (\$60.53/SFLA)				\$82,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-10	102.45-3-36	102.53-3-28	101.60-6-27	101.52-3-5
Owner	Sunny, Afsana Akhter	Franasiak, Daniel	Dang, Be Van	Baltimore, Tereka N	Bird House Holdings LI
Address	1217 Walden Ave	119 Hedwig Ave	41 Hedwig 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
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	40 x 104	60 x 104	30 x 121	30 x 102
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	1877 / 0	1927 / 0	1902 / 0	1920 / 0	1907 / 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	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	3 Partial 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1314	1214	1081	1127	1175
2nd Sty Area	1210	1193	1081	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2524	2407	2162	2254	2274
Att/Det Gar Sqft	520	360	572		
Prior Land	\$7,400				
Prior Total	\$56,700				
Comp Land Estimate	\$8,000	\$8,000	\$10,000	\$7,000	\$7,000
Sale Date		4/3/2020	10/3/2019	3/29/2019	2/6/2020
Sale Price		\$157,500	\$115,000	\$145,000	\$129,000
Time Adj Sale Price		\$158,300	\$117,300	\$151,300	\$130,100
TADJSP/SQFT		\$65.77	\$54.26	\$67.13	\$57.21
Total Adj Factors	\$39,600	\$41,300	\$41,600	\$35,500	\$35,700
Adjusted Sale Price		\$156,600	\$115,300	\$155,400	\$134,000
Comparable Estimate	\$133,000 (\$52.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-11	102.53-2-12	102.53-3-14	101.60-5-37	102.53-2-9
Owner	Sunny, Afsana Akhter	King, Bernard C	Barnes, Carolyn	Canales, Nephtaly	Mazid, Anamul
Address	1219 Walden Ave	26 Hedwig Ave	22 Ridge Park Ave	53 Hoerner 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	30 x 150	30 x 104	30 x 139	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1877 / 0	1897 / 0	1920 / 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	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	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	2.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1098	928	1240	856	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	1395	1359	1480	1241	1644
Att/Det Gar Sqft		240		280	240
Prior Land	\$7,400				
Prior Total	\$47,400				
Comp Land Estimate	\$8,000	\$7,000	\$8,000	\$7,000	\$7,000
Sale Date		3/29/2019	9/20/2018	11/21/2019	8/31/2020
Sale Price		\$80,750	\$77,000	\$93,500	\$121,000
Time Adj Sale Price		\$84,300	\$82,800	\$95,100	\$121,000
TADJSP/SQFT		\$62.03	\$55.95	\$76.63	\$73.60
Total Adj Factors	\$18,800	\$28,400	\$28,200	\$28,100	\$32,500
Adjusted Sale Price		\$74,700	\$73,400	\$85,800	\$107,300
Comparable Estimate	\$86,000 (\$61.65/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	102.53-6-13	102.53-3-28	102.53-1-10	101.60-4-21	101.60-5-43	101.60-4-20
Owner	Loudenslager, Dennis	Dang, Be Van	Begum, Yeasmin	Noman, Khasru	Redrick, Meshiya D	Khatun, Rashida
Address	1257 Walden Ave	41 Hedwig Ave	50 Woodell Ave	12 Hoerner 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	30 x 150	60 x 104	30 x 104	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	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1877 / 0	1902 / 0	1927 / 0	1925 / 0	1910 / 0	1907 / 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	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	6	6	6	6	6	5
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	3 Partial 0	3 Partial 0	1 Slab/pier 0
1st Sty Area	1100	1081	1024	1008	1056	1132
2nd Sty Area	900	1081	880	1008	1056	1012
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2000	2162	1904	2016	2112	2144
Att/Det Gar Sqft		572	360		324	
Prior Land	\$7,400					
Prior Total	\$38,600					
Comp Land Estimate	\$8,000	\$10,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		10/3/2019	8/28/2020	7/30/2019	10/24/2019	10/6/2020
Sale Price		\$115,000	\$80,000	\$80,000	\$93,000	\$80,000
Time Adj Sale Price		\$117,300	\$80,000	\$82,400	\$94,900	\$80,000
TADJSP/SQFT		\$54.26	\$42.02	\$40.87	\$44.93	\$37.31
Total Adj Factors	\$23,200	\$41,600	\$31,200	\$32,600	\$16,200	\$15,900
Adjusted Sale Price		\$98,900	\$72,000	\$73,000	\$101,900	\$87,300
Comparable Estimate	\$87,000 (\$43.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-14	102.45-3-36	102.53-3-28	101.60-6-27	101.52-3-5
Owner	Zyglis, Judith Ann	Franasiak, Daniel	Dang, Be Van	Baltimore, Tereka N	Bird House Holdings LI
Address	1259 Walden Ave	119 Hedwig Ave	41 Hedwig 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
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	40 x 104	60 x 104	30 x 121	30 x 102
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	1860 / 0	1927 / 0	1902 / 0	1920 / 0	1907 / 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	7	6	6	6	5
Full/Half Baths	3 / 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	1 Slab/pier 0
1st Sty Area	1640	1214	1081	1127	1175
2nd Sty Area	820	1193	1081	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2460	2407	2162	2254	2274
Att/Det Gar Sqft	560	360	572		
Prior Land	\$7,400				
Prior Total	\$45,400				
Comp Land Estimate	\$8,000	\$8,000	\$10,000	\$7,000	\$7,000
Sale Date		4/3/2020	10/3/2019	3/29/2019	2/6/2020
Sale Price		\$157,500	\$115,000	\$145,000	\$129,000
Time Adj Sale Price		\$158,300	\$117,300	\$151,300	\$130,100
TADJSP/SQFT		\$65.77	\$54.26	\$67.13	\$57.21
Total Adj Factors	\$29,500	\$41,300	\$41,600	\$35,500	\$35,700
Adjusted Sale Price		\$146,500	\$105,200	\$145,300	\$123,900
Comparable Estimate	\$123,000 (\$50/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-4-19	102.53-3-28	101.60-4-20	101.60-6-27	101.60-5-43
Owner	Dejac John P III	Dang, Be Van	Khatun, Rashida	Baltimore, Tereka N	Redrick, Meshiya D
Address	1262 Walden Ave	41 Hedwig 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 105	60 x 104	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	1907 / 0	1902 / 0	1907 / 0	1920 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	6	6
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	4 Full 0	3 Partial 0
1st Sty Area	1184	1081	1132	1127	1056
2nd Sty Area	1008	1081	1012	1127	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2192	2162	2144	2254	2112
Att/Det Gar Sqft	440	572		342	324
Prior Land	\$7,300				
Prior Total	\$55,200				
Comp Land Estimate	\$8,000	\$10,000	\$7,000	\$7,000	\$7,000
Sale Date		10/3/2019	10/6/2020	3/29/2019	11/19/2019
Sale Price		\$115,000	\$80,000	\$145,000	\$131,000
Time Adj Sale Price		\$117,300	\$80,000	\$151,300	\$133,200
TADJSP/SQFT		\$54.26	\$37.31	\$67.13	\$62.42
Total Adj Factors	\$38,800	\$41,600	\$15,900	\$35,500	\$16,200
Adjusted Sale Price		\$114,500	\$102,900	\$154,600	\$117,500
Comparable Estimate	\$125,000 (\$57.03/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-4-18	102.53-3-14	102.53-2-12	102.53-2-9	102.54-1-21
Owner	Miah, Kabir	Barnes, Carolyn	King, Bernard C	Mazid, Anamul	Alam, Muhammad Khur
Address	1264 Walden Ave	22 Ridge Park Ave	26 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	35 x 103	30 x 139	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1890 / 0	1920 / 0	1897 / 0	1927 / 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	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5
Bedrooms	4	3	3	4	4
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	3 Partial 0	3 Partial 0
1st Sty Area	940	1240	928	1012	1068
2nd Sty Area	567	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1507	1480	1359	1644	1655
Att/Det Gar Sqft	216		240	240	
Prior Land	\$7,100				
Prior Total	\$52,000				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		9/20/2018	3/29/2019	8/31/2020	9/1/2020
Sale Price		\$77,000	\$80,750	\$121,000	\$99,000
Time Adj Sale Price		\$82,800	\$84,300	\$121,000	\$99,000
TADJSP/SQFT		\$55.95	\$62.03	\$73.60	\$59.82
Total Adj Factors	\$31,000	\$28,200	\$28,400	\$32,500	\$24,000
Adjusted Sale Price		\$85,600	\$86,900	\$119,500	\$106,000
Comparable Estimate	\$100,000 (\$66.36/SFLA)				\$29,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-6-15	102.53-4-5	102.46-2-16	102.21-7-53	91.78-2-24	101.28-6-7
Owner	Louis B. Goszewski 201	Overholt, Christopher M	Bassett, Brittany N	Sims, Cassandra	Kiristitz, Richard J	Wilson, Nadia T
Address	1267 Walden Ave	46 Reo Ave	18 Chopin Pl	50 Parkedge Dr	7 St James Rd	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	100 x 150	45 x 134	50 x 168	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	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1954 / 0	1948 / 0	1950 / 0	1948 / 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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.7	1.7	2.0
Bedrooms	5	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	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	4 Full 0
1st Sty Area	1137	726	888	812	750	916
2nd Sty Area	1049	0	0	0	0	600
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 450
SFLA	2186	1161	1308	1592	1687	1516
Att/Det Gar Sqft	432	440	320	350	280	300
Prior Land	\$17,100					
Prior Total	\$104,580					
Comp Land Estimate	\$18,000	\$10,000	\$12,000	\$10,000	\$10,000	\$10,000
Sale Date		12/21/2018	9/1/2020	7/30/2019	10/12/2018	5/20/2019
Sale Price		\$92,000	\$147,000	\$102,000	\$125,122	\$113,000
Time Adj Sale Price		\$97,200	\$147,000	\$105,100	\$133,700	\$117,200
TADJSP/SQFT		\$83.72	\$112.39	\$66.02	\$79.25	\$77.31
Total Adj Factors	\$93,900	\$49,600	\$54,400	\$62,700	\$64,700	\$62,600
Adjusted Sale Price		\$141,500	\$186,500	\$136,300	\$162,900	\$148,500
Comparable Estimate	\$155,000 (\$70.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-16	102.37-4-21	101.60-5-37	102.53-3-14	102.53-2-12
Owner	Louis B. Goszewski 201	Babingwa, Watimbwa O	Canales, Nephtaly	Barnes, Carolyn	King, Bernard C
Address	1271 Walden Ave	236 Straley Ave	53 Hoerner Ave	22 Ridge Park 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
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	30 x 130	30 x 108	30 x 139	30 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1915 / 0	1920 / 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 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5
Bedrooms	2	4	3	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	3 Partial 0
1st Sty Area	900	912	856	1240	928
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 0	0 0
SFLA	900	1193	1241	1480	1359
Att/Det Gar Sqft		280	280		240
Prior Land	\$7,400				
Prior Total	\$43,700				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		7/31/2018	11/21/2019	9/20/2018	3/29/2019
Sale Price		\$113,200	\$93,500	\$77,000	\$80,750
Time Adj Sale Price		\$123,100	\$95,100	\$82,800	\$84,300
TADJSP/SQFT		\$103.19	\$76.63	\$55.95	\$62.03
Total Adj Factors	\$20,000	\$26,900	\$28,100	\$28,200	\$28,400
Adjusted Sale Price		\$116,200	\$87,000	\$74,600	\$75,900
Comparable Estimate	\$91,000 (\$101.11/SFLA)				\$101,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-17	102.37-4-21	101.60-5-37	102.53-3-14	102.53-2-12
Owner	Chowdhury Faiz A	Babingwa, Watimbwa O	Canales, Nephtaly	Barnes, Carolyn	King, Bernard C
Address	1275 Walden Ave	236 Straley Ave	53 Hoerner Ave	22 Ridge Park 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
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	30 x 130	30 x 108	30 x 139	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	1923 / 0	1927 / 0	1915 / 0	1920 / 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 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	1 / N	0 / N
Stories	1.0	1.5	1.5	1.3	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	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	3 Partial 0
1st Sty Area	1131	912	856	1240	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	1131	1193	1241	1480	1359
Att/Det Gar Sqft	280	280	280	240	240
Prior Land	\$7,400				
Prior Total	\$48,800				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		7/31/2018	11/21/2019	9/20/2018	3/29/2019
Sale Price		\$113,200	\$93,500	\$77,000	\$80,750
Time Adj Sale Price		\$123,100	\$95,100	\$82,800	\$84,300
TADJSP/SQFT		\$103.19	\$76.63	\$55.95	\$62.03
Total Adj Factors	\$11,300	\$26,900	\$28,100	\$28,200	\$28,400
Adjusted Sale Price		\$107,500	\$78,300	\$65,900	\$67,200
Comparable Estimate	\$84,000 (\$74.27/SFLA)				

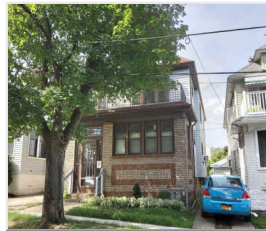


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-6-18.1	102.45-3-36	102.53-3-28	101.60-6-27	101.52-3-5	101.60-3-31
Owner	Michalski, Frank	Franasiak, Daniel	Dang, Be Van	Baltimore, Tereka N	Bird House Holdings LI	Hossain, Anowara
Address	1277 Walden Ave	119 Hedwig Ave	41 Hedwig Ave	45 Haller Ave	122 Haller 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	34 x 150	40 x 104	60 x 104	30 x 121	30 x 102	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1927 / 0	1902 / 0	1920 / 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 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	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1214	1081	1127	1175	1123
2nd Sty Area	1188	1193	1081	1127	1099	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2436	2407	2162	2254	2274	2246
Att/Det Gar Sqft	600	360	572			576
Prior Land	\$8,200					
Prior Total	\$59,800					
Comp Land Estimate	\$9,000	\$8,000	\$10,000	\$7,000	\$7,000	\$9,000
Sale Date		4/3/2020	10/3/2019	3/29/2019	2/6/2020	1/3/2019
Sale Price		\$157,500	\$115,000	\$145,000	\$129,000	\$84,000
Time Adj Sale Price		\$158,300	\$117,300	\$151,300	\$130,100	\$88,200
TADJSP/SQFT		\$65.77	\$54.26	\$67.13	\$57.21	\$39.27
Total Adj Factors	\$39,900	\$41,300	\$41,600	\$35,500	\$35,700	\$25,200
Adjusted Sale Price		\$156,900	\$115,600	\$155,700	\$134,300	\$102,900
Comparable Estimate	\$133,000 (\$54.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-18.2	102.37-4-21	101.60-5-37	102.53-3-14	102.53-2-12
Owner	Tribunella, Paul	Babingwa, Watimbwa O	Canales, Nephtaly	Barnes, Carolyn	King, Bernard C
Address	1279 Walden Ave	236 Straley Ave	53 Hoerner Ave	22 Ridge Park 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	31 x 150	30 x 130	30 x 108	30 x 139	30 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	1930 / 0	1927 / 0	1915 / 0	1920 / 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 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5
Bedrooms	2	4	3	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	3 Partial 0
1st Sty Area	902	912	856	1240	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	902	1193	1241	1480	1359
Att/Det Gar Sqft		280	280		240
Prior Land	\$7,600				
Prior Total	\$42,500				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		7/31/2018	11/21/2019	9/20/2018	3/29/2019
Sale Price		\$113,200	\$93,500	\$77,000	\$80,750
Time Adj Sale Price		\$123,100	\$95,100	\$82,800	\$84,300
TADJSP/SQFT		\$103.19	\$76.63	\$55.95	\$62.03
Total Adj Factors	\$21,500	\$26,900	\$28,100	\$28,200	\$28,400
Adjusted Sale Price		\$117,700	\$88,500	\$76,100	\$77,400
Comparable Estimate	\$93,000 (\$103.1/SFLA)				\$11,000



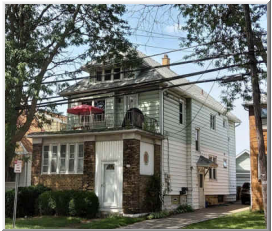
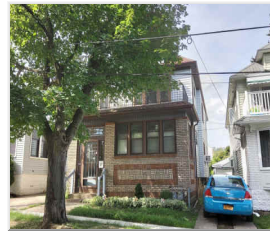
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-22	102.45-3-36	101.60-6-27	102.53-3-28	102.37-4-16	101.52-3-5
Owner	EDV Properties LLC	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Hinkle, Monteiro L	Bird House Holdings LL
Address	1282 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 Hedwig Ave	254 Straley 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	34 x 106	40 x 104	30 x 121	60 x 104	60 x 130	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1920 / 0	1902 / 0	1941 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1382	1214	1127	1081	1122	1175
2nd Sty Area	1171	1193	1127	1081	1122	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2553	2407	2254	2162	2244	2274
Att/Det Gar Sqft	400	360		572	440	
Prior Land	\$7,100					
Prior Total	\$64,200					
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$10,000	\$12,000	\$7,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	12/31/2019	2/6/2020
Sale Price		\$157,500	\$145,000	\$115,000	\$151,000	\$129,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$153,000	\$130,100
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$68.18	\$57.21
Total Adj Factors	\$42,500	\$41,300	\$35,500	\$41,600	\$40,600	\$35,700
Adjusted Sale Price		\$159,500	\$158,300	\$118,200	\$154,900	\$136,900
Comparable Estimate	\$146,000 (\$57.19/SFLA)					

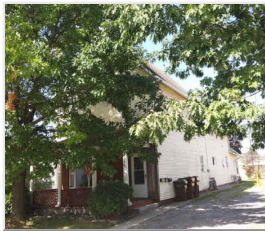
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-21	102.45-3-36	101.60-6-27	102.53-3-28	102.37-4-16
Owner	Kreil Donna M	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Hinkle, Monteiro L
Address	1284 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 Hedwig Ave	254 Straley 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 104	40 x 104	30 x 121	60 x 104	60 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	1930 / 0	1927 / 0	1920 / 0	1902 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	2.0
Bedrooms	6	6	6	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	3 Partial 0	4 Full 0
1st Sty Area	1382	1214	1127	1081	1175
2nd Sty Area	1171	1193	1127	1081	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2553	2407	2254	2162	2244
Att/Det Gar Sqft	440	360		572	440
Prior Land	\$6,900				
Prior Total	\$63,500				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$10,000	\$12,000
					\$7,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	12/31/2019
Sale Price		\$157,500	\$145,000	\$115,000	\$151,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$153,000
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$68.18
					\$57.21
Total Adj Factors	\$42,700	\$41,300	\$35,500	\$41,600	\$40,600
Adjusted Sale Price		\$159,700	\$158,500	\$118,400	\$155,100
					\$35,700
Comparable Estimate	\$146,000 (\$57.19/SFLA)				\$137,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-20	102.54-1-21	102.53-2-9	102.45-3-25	102.53-3-14	102.53-2-12
Owner	Rutkowski, Kenneth	Alam, Muhammad Khur	Mazid, Anamul	Mahmood, Elizabeth M	Barnes, Carolyn	King, Bernard C
Address	1302 Walden Ave	39 Wanda Ave	38 Hedwig Ave	85 Hedwig Ave	22 Ridge Park 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	34 x 102	60 x 138	30 x 104	30 x 104	30 x 139	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	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1926 / 0	1927 / 0	1927 / 0	1920 / 0	1897 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.3	1.5
Bedrooms	4	4	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	908	1068	1012	875	1240	928
2nd Sty Area	0	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1589	1655	1644	1645	1480	1359
Att/Det Gar Sqft	360		240			240
Prior Land	\$6,900					
Prior Total	\$70,700					
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		9/1/2020	8/31/2020	12/3/2019	9/20/2018	3/29/2019
Sale Price		\$99,000	\$121,000	\$100,000	\$77,000	\$80,750
Time Adj Sale Price		\$99,000	\$121,000	\$101,300	\$82,800	\$84,300
TADJSP/SQFT		\$59.82	\$73.60	\$61.58	\$55.95	\$62.03
Total Adj Factors	\$35,800	\$24,000	\$32,500	\$29,200	\$28,200	\$28,400
Adjusted Sale Price		\$110,800	\$124,300	\$107,900	\$90,400	\$91,700
Comparable Estimate	\$105,000 (\$66.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-19	102.45-1-17	102.45-2-16	102.53-1-10	102.45-5-40
Owner	Michalowski, Phillip G	Bethea, Kyle Robert	Sultana, Safia	Begum, Yeasmin	Vincent, Kevin
Address	1307 Walden Ave	100 Woodell Ave	96 Hedwig Ave	50 Woodell Ave	129 Reo 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 150	30 x 104	30 x 104	30 x 104	60 x 134
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	01 Wood	04 Composition
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1930 / 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 105	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	1.5	1.5	2.0	1.5
Bedrooms	5	4	5	6	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	928	1170	1002	1024	968
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1791	1774	1862	1904	1573
Att/Det Gar Sqft	576	400	400	360	440
Prior Land	\$8,500				
Prior Total	\$62,600				
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		2/20/2019	10/19/2020	8/28/2020	6/28/2019
Sale Price		\$75,000	\$139,000	\$80,000	\$96,000
Time Adj Sale Price		\$78,500	\$139,000	\$80,000	\$99,200
TADJSP/SQFT		\$44.25	\$74.65	\$42.02	\$63.06
Total Adj Factors	\$36,800	\$30,200	\$56,600	\$31,200	\$32,400
Adjusted Sale Price		\$85,100	\$119,200	\$85,600	\$103,600
Comparable Estimate	\$96,000 (\$53.6/SFLA)				

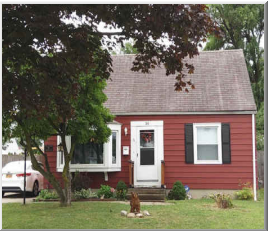
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-19	102.45-3-36	101.60-6-27	102.53-3-28	102.37-4-16
Owner	Bellissimo, Anthony R	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Hinkle, Monteiro L
Address	1310 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 Hedwig Ave	254 Straley 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 100	40 x 104	30 x 121	60 x 104	60 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	1927 / 0	1927 / 0	1920 / 0	1902 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	2.0
Bedrooms	6	6	6	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	3 Partial 0	4 Full 0
1st Sty Area	1402	1214	1127	1081	1175
2nd Sty Area	1204	1193	1127	1081	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2606	2407	2254	2162	2244
Att/Det Gar Sqft	323	360		572	440
Prior Land	\$6,800				
Prior Total	\$65,000				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$10,000	\$12,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	12/31/2019
Sale Price		\$157,500	\$145,000	\$115,000	\$151,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$153,000
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$68.18
Total Adj Factors	\$42,300	\$41,300	\$35,500	\$41,600	\$40,600
Adjusted Sale Price		\$159,300	\$158,100	\$118,000	\$154,700
Comparable Estimate	\$145,000 (\$55.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143001	143089
Print Key	102.53-6-20	102.45-5-38	90.84-2-57	112.44-2-39.11	112.27-1-50
Owner	Urbanski, Richard A	Ha, Andrew	Lowville Enterprises LL	Muller, Norbert	Chowdhury Shuvo, Aaq
Address	1311 Walden Ave	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	45 x 150	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 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	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	3.0	1.5
Bedrooms	6	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	1584	1674	1400	1794	1268
2nd Sty Area	1392	1584	968	891	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2976	3258	2368	3126	1970
Att/Det Gar Sqft	836		323		360
Prior Land	\$10,300				
Prior Total	\$73,040				
Comp Land Estimate	\$11,000	\$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	\$55,600	\$0	\$27,100	\$19,000	\$30,000
Adjusted Sale Price		\$0	\$104,700	\$127,500	\$135,600
Comparable Estimate	\$135,000 (\$45.36/SFLA)				

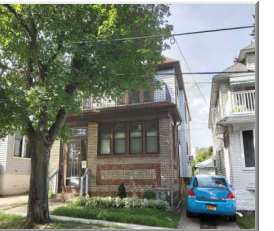
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-21	102.45-3-36	102.53-3-28	101.60-6-27	101.52-3-5
Owner	Rutkowski, Kenneth R	Franasiak, Daniel	Dang, Be Van	Baltimore, Tereka N	Bird House Holdings LI
Address	1313 Walden Ave	119 Hedwig Ave	41 Hedwig 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
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	40 x 104	60 x 104	30 x 121	30 x 102
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	1916 / 0	1927 / 0	1902 / 0	1920 / 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.5	2.0	2.0	2.0	2.0
Bedrooms	6	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1300	1214	1081	1127	1175
2nd Sty Area	1198	1193	1081	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2498	2407	2162	2254	2274
Att/Det Gar Sqft		360	572		
Prior Land	\$10,300				
Prior Total	\$60,400				
Comp Land Estimate	\$11,000	\$8,000	\$10,000	\$7,000	\$12,000
Sale Date		4/3/2020	10/3/2019	3/29/2019	2/6/2020
Sale Price		\$157,500	\$115,000	\$145,000	\$129,000
Time Adj Sale Price		\$158,300	\$117,300	\$151,300	\$130,100
TADJSP/SQFT		\$65.77	\$54.26	\$67.13	\$57.21
Total Adj Factors	\$41,300	\$41,300	\$41,600	\$35,500	\$35,700
Adjusted Sale Price		\$158,300	\$117,000	\$157,100	\$135,700
Comparable Estimate	\$144,000 (\$57.65/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-18	102.21-4-5	101.44-6-8	102.45-3-36	102.37-4-16
Owner	Perez, John	Islam, Moynul	Kowal, Thomas E Jr	Franasiak, Daniel	Hinkle, Monteiro L
Address	1314 Walden Ave	20 Pendennis Pl	54 Wildy Ave	119 Hedwig Ave	254 Straley 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	67 x 128	72 x 124	51 x 189	40 x 104	60 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1955 / 0	1927 / 0	1941 / 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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	5	5	6	4
Full/Half Baths	2 / 1	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	1992	1560	1484	1214	1122
2nd Sty Area	1296	1280	837	1193	1122
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3288	2840	2321	2407	2244
Att/Det Gar Sqft	816	748	396	360	440
Prior Land	\$12,100				
Prior Total	\$113,000				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$8,000	\$12,000
Sale Date		12/28/2018	9/29/2020	4/3/2020	12/31/2019
Sale Price		\$145,000	\$210,000	\$157,500	\$151,000
Time Adj Sale Price		\$153,200	\$210,000	\$158,300	\$153,000
TADJSP/SQFT		\$53.94	\$90.48	\$65.77	\$68.18
Total Adj Factors	\$119,600	\$83,800	\$87,500	\$41,300	\$40,600
Adjusted Sale Price		\$189,000	\$242,100	\$236,600	\$232,000
Comparable Estimate	\$217,000 (\$66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-22	102.54-1-21	102.53-3-14	102.53-2-9	102.45-3-25
Owner	Kazmierczak, Marcia A	Alam, Muhammad Khur	Barnes, Carolyn	Mazid, Anamul	Mahmood, Elizabeth M
Address	1315 Walden Ave	39 Wanda Ave	22 Ridge Park Ave	38 Hedwig 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 150	60 x 138	30 x 139	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	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1920 / 0	1927 / 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	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	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1244	1068	1240	1012	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	1574	1655	1480	1644	1645
Att/Det Gar Sqft				240	
Prior Land	\$7,400				
Prior Total	\$64,500				
Comp Land Estimate	\$8,000	\$12,000	\$8,000	\$7,000	\$7,000
Sale Date		9/1/2020	9/20/2018	8/31/2020	12/3/2019
Sale Price		\$99,000	\$77,000	\$121,000	\$100,000
Time Adj Sale Price		\$99,000	\$82,800	\$121,000	\$101,300
TADJSP/SQFT		\$59.82	\$55.95	\$73.60	\$61.58
Total Adj Factors	\$30,500	\$24,000	\$28,200	\$32,500	\$29,200
Adjusted Sale Price		\$105,500	\$85,100	\$119,000	\$102,600
Comparable Estimate	\$100,000 (\$63.53/SFLA)				

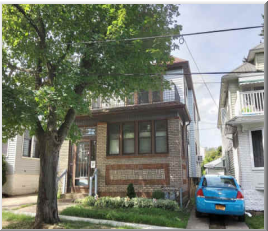
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-23	102.53-4-5	102.46-2-16	102.38-4-3	102.38-5-18
Owner	Zielinski, Cynthia M	Overholt, Christopher M	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick
Address	1317 Walden Ave	46 Reo Ave	18 Chopin Pl	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
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 134	50 x 168	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	1957 / 0	1954 / 0	1948 / 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 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	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	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
1st Sty Area	704	726	888	864	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	1232	1161	1308	1194	1143
Att/Det Gar Sqft	812	440	320	345	308
Prior Land	\$7,400				
Prior Total	\$66,700				
Comp Land Estimate	\$8,000	\$10,000	\$12,000	\$9,000	\$9,000
Sale Date		12/21/2018	9/1/2020	6/11/2020	9/14/2018
Sale Price		\$92,000	\$147,000	\$126,500	\$100,000
Time Adj Sale Price		\$97,200	\$147,000	\$126,700	\$107,500
TADJSP/SQFT		\$83.72	\$112.39	\$106.11	\$94.05
Total Adj Factors	\$54,000	\$49,600	\$54,400	\$51,200	\$48,200
Adjusted Sale Price		\$101,600	\$146,600	\$129,500	\$113,300
Comparable Estimate	\$123,000 (\$99.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-17	102.45-3-36	101.60-6-27	102.53-3-28	101.52-3-5
Owner	Diakun, Andrew	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Bird House Holdings LI
Address	1320 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 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	34 x 125	40 x 104	30 x 121	60 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	1920 / 0	1927 / 0	1920 / 0	1902 / 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 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	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1325	1214	1127	1081	1175
2nd Sty Area	1165	1193	1127	1081	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2490	2407	2254	2162	2274
Att/Det Gar Sqft	600	360		572	
Prior Land	\$7,600				
Prior Total	\$66,400				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$10,000	\$7,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	2/6/2020
Sale Price		\$157,500	\$145,000	\$115,000	\$129,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$130,100
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$57.21
Total Adj Factors	\$40,300	\$41,300	\$35,500	\$41,600	\$35,700
Adjusted Sale Price		\$157,300	\$156,100	\$116,000	\$134,700
Comparable Estimate	\$143,000 (\$57.43/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	102.53-6-25	102.45-3-36	101.60-6-27	102.53-3-28	102.37-4-16	101.52-3-5
Owner	Polrok Realty Inc.	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Hinkle, Monteiro L	Bird House Holdings LI
Address	1325 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 Hedwig Ave	254 Straley 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	60 x 150	40 x 104	30 x 121	60 x 104	60 x 130	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1920 / 0	1902 / 0	1941 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1260	1214	1127	1081	1122	1175
2nd Sty Area	1240	1193	1127	1081	1122	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2500	2407	2254	2162	2244	2274
Att/Det Gar Sqft	798	360		572	440	
Prior Land	\$12,300					
Prior Total	\$86,800					
Comp Land Estimate	\$12,000	\$8,000	\$7,000	\$10,000	\$12,000	\$7,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	12/31/2019	2/6/2020
Sale Price		\$157,500	\$145,000	\$115,000	\$151,000	\$129,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$153,000	\$130,100
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$68.18	\$57.21
Total Adj Factors	\$56,400	\$41,300	\$35,500	\$41,600	\$40,600	\$35,700
Adjusted Sale Price		\$173,400	\$172,200	\$132,100	\$168,800	\$150,800
Comparable Estimate	\$159,000 (\$63.6/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-1-14.1	102.45-3-36	101.60-6-27	102.53-3-28	102.37-4-16	101.52-3-5
Owner	Sztukowski, Irene	Franasiak, Daniel	Baltimore, Tereka N	Dang, Be Van	Hinkle, Monteiro L	Bird House Holdings LI
Address	1330 Walden Ave	119 Hedwig Ave	45 Haller Ave	41 Hedwig Ave	254 Straley 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	100 x 118	40 x 104	30 x 121	60 x 104	60 x 130	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1920 / 0	1902 / 0	1941 / 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 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 Yes	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	6	6	6	6	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1172	1214	1127	1081	1122	1175
2nd Sty Area	1172	1193	1127	1081	1122	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2344	2407	2254	2162	2244	2274
Att/Det Gar Sqft	560	360		572	440	
Prior Land	\$15,900					
Prior Total	\$80,300					
Comp Land Estimate	\$16,000	\$8,000	\$7,000	\$10,000	\$12,000	\$7,000
Sale Date		4/3/2020	3/29/2019	10/3/2019	12/31/2019	2/6/2020
Sale Price		\$157,500	\$145,000	\$115,000	\$151,000	\$129,000
Time Adj Sale Price		\$158,300	\$151,300	\$117,300	\$153,000	\$130,100
TADJSP/SQFT		\$65.77	\$67.13	\$54.26	\$68.18	\$57.21
Total Adj Factors	\$47,600	\$41,300	\$35,500	\$41,600	\$40,600	\$35,700
Adjusted Sale Price		\$164,600	\$163,400	\$123,300	\$160,000	\$142,000
Comparable Estimate	\$151,000 (\$64.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-6-27.11	102.45-3-36	102.37-4-16	101.60-6-27	102.53-3-28
Owner	Aziz, Mohammad	Franasiak, Daniel	Hinkle, Monteiro L	Baltimore, Tereka N	Dang, Be Van
Address	1331 Walden Ave	119 Hedwig Ave	254 Straley Ave	45 Haller Ave	41 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	90 x 144	40 x 104	60 x 130	30 x 121	60 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1941 / 0	1920 / 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/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	4	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	1398	1214	1122	1127	1081
2nd Sty Area	1200	1193	1122	1127	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2598	2407	2244	2254	2162
Att/Det Gar Sqft		360	440		572
Prior Land	\$16,500				
Prior Total	\$77,500				
Comp Land Estimate	\$16,000	\$8,000	\$12,000	\$7,000	\$10,000
Sale Date		4/3/2020	12/31/2019	3/29/2019	10/3/2019
Sale Price		\$157,500	\$151,000	\$145,000	\$115,000
Time Adj Sale Price		\$158,300	\$153,000	\$151,300	\$117,300
TADJSP/SQFT		\$65.77	\$68.18	\$67.13	\$54.26
Total Adj Factors	\$47,700	\$41,300	\$40,600	\$35,500	\$41,600
Adjusted Sale Price		\$164,700	\$160,100	\$163,500	\$123,400
Comparable Estimate	\$151,000 (\$58.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-1-11	102.46-2-16	102.53-4-5	102.38-4-3	101.28-6-7
Owner	Angelino, Annette S	Bassett, Brittany N	Overholt, Christopher M	Brown, Clifton III	Wilson, Nadia T
Address	1340 Walden Ave	18 Chopin Pl	46 Reo Ave	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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	80 x 98	50 x 168	45 x 134	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1954 / 0	1952 / 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	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	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	894	888	726	864	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	1537	1308	1161	1194	1516
Att/Det Gar Sqft	440	320	440	345	300
Prior Land	\$11,800				
Prior Total	\$63,800				
Comp Land Estimate	\$12,000	\$12,000	\$10,000	\$9,000	\$10,000
Sale Date		9/1/2020	12/21/2018	6/11/2020	5/20/2019
Sale Price		\$147,000	\$92,000	\$126,500	\$113,000
Time Adj Sale Price		\$147,000	\$97,200	\$126,700	\$117,200
TADJSP/SQFT		\$112.39	\$83.72	\$106.11	\$77.31
Total Adj Factors	\$66,000	\$54,400	\$49,600	\$51,200	\$62,600
Adjusted Sale Price		\$158,600	\$113,600	\$141,500	\$120,600
Comparable Estimate	\$129,000 (\$83.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-2-16	102.53-4-5	102.38-4-3	102.46-2-16	102.38-5-18
Owner	Solecki, Zbigniew	Overholt, Christopher M	Brown, Clifton III	Bassett, Brittany N	Lawrence, Patrick
Address	1360 Walden Ter	46 Reo Ave	37 Westchester Dr	18 Chopin Pl	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	71 x 84	45 x 134	50 x 100	50 x 168	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1952 / 0	1948 / 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 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	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
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	804	726	864	888	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	1194	1161	1194	1308	1143
Att/Det Gar Sqft	484	440	345	320	308
Prior Land	\$10,300				
Prior Total	\$80,000				
Comp Land Estimate	\$11,000	\$10,000	\$9,000	\$12,000	\$9,000
Sale Date		12/21/2018	6/11/2020	9/1/2020	9/14/2018
Sale Price		\$92,000	\$126,500	\$147,000	\$100,000
Time Adj Sale Price		\$97,200	\$126,700	\$147,000	\$107,500
TADJSP/SQFT		\$83.72	\$106.11	\$112.39	\$94.05
Total Adj Factors	\$53,800	\$49,600	\$51,200	\$54,400	\$48,200
Adjusted Sale Price		\$101,400	\$129,300	\$146,400	\$113,100
Comparable Estimate	\$123,000 (\$103.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-2-15	102.46-2-16	102.53-4-5	102.38-4-3	102.38-5-18	102.38-4-2
Owner	Hassan, Mohammad M	Bassett, Brittany N	Overholt, Christopher M	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica
Address	1370 Walden Ter	18 Chopin Pl	46 Reo Ave	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	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 128	50 x 168	45 x 134	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	1948 / 0	1948 / 0	1954 / 0	1952 / 0	1955 / 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 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	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 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	848	888	726	864	802	780
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	1433	1308	1161	1194	1143	1110
Att/Det Gar Sqft	368	320	440	345	308	368
Prior Land	\$10,800					
Prior Total	\$80,750					
Comp Land Estimate	\$11,000	\$12,000	\$10,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	12/21/2018	6/11/2020	9/14/2018	9/14/2020
Sale Price		\$147,000	\$92,000	\$126,500	\$100,000	\$118,500
Time Adj Sale Price		\$147,000	\$97,200	\$126,700	\$107,500	\$118,500
TADJSP/SQFT		\$112.39	\$83.72	\$106.11	\$94.05	\$106.76
Total Adj Factors	\$59,100	\$54,400	\$49,600	\$51,200	\$48,200	\$48,500
Adjusted Sale Price		\$151,700	\$106,700	\$134,600	\$118,400	\$129,100
Comparable Estimate	\$128,000 (\$89.32/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-2-14	102.46-2-16	102.53-4-5	102.38-4-3	102.38-5-18	102.38-4-2
Owner	Czerwinka, Richard E	Bassett, Brittany N	Overholt, Christopher M	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica
Address	1372 Walden Ter	18 Chopin Pl	46 Reo Ave	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	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 128	50 x 168	45 x 134	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1954 / 0	1952 / 0	1955 / 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 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	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	4	4	3
Full/Half Baths	1 / 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	989	888	726	864	802	780
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	1397	1308	1161	1194	1143	1110
Att/Det Gar Sqft	576	320	440	345	308	368
Prior Land	\$10,200					
Prior Total	\$90,800					
Comp Land Estimate	\$10,000	\$12,000	\$10,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	12/21/2018	6/11/2020	9/14/2018	9/14/2020
Sale Price		\$147,000	\$92,000	\$126,500	\$100,000	\$118,500
Time Adj Sale Price		\$147,000	\$97,200	\$126,700	\$107,500	\$118,500
TADJSP/SQFT		\$112.39	\$83.72	\$106.11	\$94.05	\$106.76
Total Adj Factors	\$60,500	\$54,400	\$49,600	\$51,200	\$48,200	\$48,500
Adjusted Sale Price		\$153,100	\$108,100	\$136,000	\$119,800	\$130,500
Comparable Estimate	\$130,000 (\$93.06/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-2-13	101.36-6-2	102.21-7-28	102.29-1-23	101.28-9-14	101.44-2-8
Owner	Weber, Kelsey	Gregoire, Todd C	Kardas, Christopher M	Turchiarelli, Kevin	Jamh WNY LLC	Meinhold, Kelly C
Address	1386 Walden Ter	9 Markus Dr	149 David Ave	90 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	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 128	54 x 98	37 x 135	50 x 100	34 x 117	51 x 100
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	1952 / 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	2	2	3	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	1020	988	940	825	1085	1169
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	1020	988	940	825	1085	1169
Att/Det Gar Sqft		320	280	460	399	440
Prior Land	\$10,200					
Prior Total	\$72,210					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		7/18/2018	7/18/2018	9/24/2018	9/29/2020	8/19/2020
Sale Price		\$100,000	\$80,000	\$103,000	\$95,000	\$119,900
Time Adj Sale Price		\$108,700	\$87,000	\$110,700	\$95,000	\$119,900
TADJSP/SQFT		\$110.02	\$92.55	\$134.18	\$87.56	\$102.57
Total Adj Factors	\$50,400	\$51,900	\$48,100	\$45,500	\$54,300	\$59,200
Adjusted Sale Price		\$107,200	\$89,300	\$115,600	\$91,100	\$111,100
Comparable Estimate	\$103,000 (\$100.98/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-2-12	101.36-6-2	102.21-7-28	102.29-1-23	101.28-9-14	101.44-2-8
Owner	Jolley, Robert	Gregoire, Todd C	Kardas, Christopher M	Turchiarelli, Kevin	Jamh WNY LLC	Meinhold, Kelly C
Address	1390 Walden Ter	9 Markus Dr	149 David Ave	90 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	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 128	54 x 98	37 x 135	50 x 100	34 x 117	51 x 100
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	1952 / 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	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	968	988	940	825	1085	1169
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	968	988	940	825	1085	1169
Att/Det Gar Sqft	440	320	280	460	399	440
Prior Land	\$10,200					
Prior Total	\$73,870					
Comp Land Estimate	\$10,000	\$10,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		7/18/2018	7/18/2018	9/24/2018	9/29/2020	8/19/2020
Sale Price		\$100,000	\$80,000	\$103,000	\$95,000	\$119,900
Time Adj Sale Price		\$108,700	\$87,000	\$110,700	\$95,000	\$119,900
TADJSP/SQFT		\$110.02	\$92.55	\$134.18	\$87.56	\$102.57
Total Adj Factors	\$51,900	\$51,900	\$48,100	\$45,500	\$54,300	\$59,200
Adjusted Sale Price		\$108,700	\$90,800	\$117,100	\$92,600	\$112,600
Comparable Estimate	\$104,000 (\$107.44/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-2-11	101.36-14-12	101.44-2-4	101.44-2-8	101.36-5-16	101.36-6-2
Owner	Herc, Michael D	Soles, Viola D	Tydus, Jessica L	Meinhold, Kelly C	Peri, Gregory	Gregoire, Todd C
Address	1394 Walden Ter	110 Alpine Pl	155 Avery Pl	120 Alpine Pl	365 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	57 x 128	76 x 100	79 x 100	51 x 100	65 x 128	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	1952 / 0	1956 / 0	1957 / 0	1955 / 0	1945 / 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 Yes	2 Hot air Yes
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	2	3	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	1250	1278	1330	1169	1374	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 250	0 0	0 0	0 0
SFLA	1250	1278	1330	1169	1374	988
Att/Det Gar Sqft	440	273	280	440	280	320
Prior Land	\$11,000					
Prior Total	\$62,250					
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$9,000	\$12,000	\$10,000
Sale Date		12/30/2019	12/24/2019	8/19/2020	1/25/2019	7/18/2018
Sale Price		\$118,400	\$138,100	\$119,900	\$98,000	\$100,000
Time Adj Sale Price		\$120,000	\$139,900	\$119,900	\$102,900	\$108,700
TADJSP/SQFT		\$93.90	\$105.19	\$102.57	\$74.89	\$110.02
Total Adj Factors	\$63,700	\$64,900	\$68,100	\$59,200	\$70,500	\$51,900
Adjusted Sale Price		\$118,800	\$135,500	\$124,400	\$96,100	\$120,500
Comparable Estimate	\$119,000 (\$95.2/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-1-16	102.53-3-28	102.45-1-4	101.60-5-43	101.60-4-20	101.60-6-27
Owner	Lembicz Norman M	Dang, Be Van	Rudolph, Ayesha S	Redrick, Meshiya D	Khatun, Rashida	Baltimore, Tereka N
Address	13 Wanda Ave	41 Hedwig Ave	146 Woodell Ave	73 Hoerner Ave	14 Hoerner 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	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 138	60 x 104	30 x 104	30 x 108	30 x 108	30 x 121
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	1912 / 0	1902 / 0	1918 / 0	1910 / 0	1907 / 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	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1496	1081	1144	1056	1132	1127
2nd Sty Area	0	1081	990	1056	1012	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2166	2162	2134	2112	2144	2254
Att/Det Gar Sqft		572	342	324		
Prior Land	\$7,100					
Prior Total	\$59,500					
Comp Land Estimate	\$8,000	\$10,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		10/3/2019	11/19/2019	10/24/2019	10/6/2020	3/29/2019
Sale Price		\$115,000	\$131,000	\$93,000	\$80,000	\$145,000
Time Adj Sale Price		\$117,300	\$133,200	\$94,900	\$80,000	\$151,300
TADJSP/SQFT		\$54.26	\$62.42	\$44.93	\$37.31	\$67.13
Total Adj Factors	\$4,100	\$41,600	\$36,500	\$16,200	\$15,900	\$35,500
Adjusted Sale Price		\$79,800	\$100,800	\$82,800	\$68,200	\$119,900
Comparable Estimate	\$90,000 (\$41.55/SFLA)					



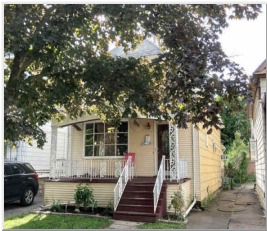
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-15	102.46-2-16	102.53-4-5	102.38-4-3	101.28-6-7	102.38-4-2
Owner	Brooks, Clyde	Bassett, Brittany N	Overholt, Christopher M	Brown, Clifton III	Wilson, Nadia T	Garcia Thomas, Jessica
Address	14 Wanda Ave	18 Chopin Pl	46 Reo Ave	37 Westchester Dr	40 Parkedge 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	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 134	50 x 168	45 x 134	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	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	1954 / 0	1952 / 0	1949 / 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 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	1.5	1.5	1.7	1.5	2.0	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	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	1004	888	726	864	916	780
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	1480	1308	1161	1194	1516	1110
Att/Det Gar Sqft	484	320	440	345	300	368
Prior Land	\$9,400					
Prior Total	\$87,000					
Comp Land Estimate	\$9,000	\$12,000	\$10,000	\$9,000	\$10,000	\$9,000
Sale Date		9/1/2020	12/21/2018	6/11/2020	5/20/2019	9/14/2020
Sale Price		\$147,000	\$92,000	\$126,500	\$113,000	\$118,500
Time Adj Sale Price		\$147,000	\$97,200	\$126,700	\$117,200	\$118,500
TADJSP/SQFT		\$112.39	\$83.72	\$106.11	\$77.31	\$106.76
Total Adj Factors	\$59,600	\$54,400	\$49,600	\$51,200	\$62,600	\$48,500
Adjusted Sale Price		\$152,200	\$107,200	\$135,100	\$114,200	\$129,600
Comparable Estimate	\$128,000 (\$86.49/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-1-17	102.45-1-17	102.53-1-10	102.45-5-40	101.60-4-21
Owner	Deryngowski, Eugene R	Bethea, Kyle Robert	Sultana, Safia	Begum, Yeasmin	Noman, Khasru
Address	19 Wanda Ave	100 Woodell Ave	96 Hedwig Ave	50 Woodell Ave	129 Reo 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 138	30 x 104	30 x 104	30 x 104	60 x 134
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	01 Wood	04 Composition
Year Built/Eff Yr Built	1925 / 0	1928 / 0	1930 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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	1.5	1.5	2.0	2.0
Bedrooms	4	4	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	3 Partial 0
1st Sty Area	948	1170	1002	1024	1008
2nd Sty Area	846	0	0	880	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1794	1774	1862	1904	2016
Att/Det Gar Sqft	400	400	400	360	440
Prior Land	\$11,800				
Prior Total	\$69,800				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		2/20/2019	10/19/2020	8/28/2020	6/28/2019
Sale Price		\$75,000	\$139,000	\$80,000	\$96,000
Time Adj Sale Price		\$78,500	\$139,000	\$80,000	\$99,200
TADJSP/SQFT		\$44.25	\$74.65	\$42.02	\$63.06
Total Adj Factors	\$37,500	\$30,200	\$56,600	\$31,200	\$32,400
Adjusted Sale Price		\$85,800	\$119,900	\$86,300	\$104,300
Comparable Estimate	\$97,000 (\$54.07/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-14	102.46-2-16	102.53-4-5	102.21-7-53	91.78-2-24	102.38-4-3
Owner	Lembicz, Norman M	Bassett, Brittany N	Overholt, Christopher M	Sims, Cassandra	Kiristitz, Richard J	Brown, Clifton III
Address	20 Wanda Ave	18 Chopin Pl	46 Reo Ave	50 Parkedge Dr	7 St James Rd	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	40 x 134	50 x 168	45 x 134	50 x 130	46 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	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1954 / 0	1950 / 0	1948 / 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	1.7	1.7	1.7	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	1176	888	726	812	750	864
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	1748	1308	1161	1592	1687	1194
Att/Det Gar Sqft	576	320	440	350	280	345
Prior Land	\$9,400					
Prior Total	\$87,980					
Comp Land Estimate	\$9,000	\$12,000	\$10,000	\$10,000	\$10,000	\$9,000
Sale Date		9/1/2020	12/21/2018	7/30/2019	10/12/2018	6/11/2020
Sale Price		\$147,000	\$92,000	\$102,000	\$125,122	\$126,500
Time Adj Sale Price		\$147,000	\$97,200	\$105,100	\$133,700	\$126,700
TADJSP/SQFT		\$112.39	\$83.72	\$66.02	\$79.25	\$106.11
Total Adj Factors	\$70,600	\$54,400	\$49,600	\$62,700	\$64,700	\$51,200
Adjusted Sale Price		\$163,200	\$118,200	\$113,000	\$139,600	\$146,100
Comparable Estimate	\$136,000 (\$77.8/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-13	102.53-3-14	102.54-1-21	102.53-2-9	102.45-3-25
Owner	Bentz, Diane	Barnes, Carolyn	Alam, Muhammad Khur	Mazid, Anamul	Mahmood, Elizabeth M
Address	24 Wanda Ave	22 Ridge Park Ave	39 Wanda Ave	38 Hedwig 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	40 x 134	30 x 139	60 x 138	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1922 / 0	1920 / 0	1926 / 0	1927 / 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 No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.5	2.0
Bedrooms	2	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1328	1240	1068	1012	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	1493	1480	1655	1644	1645
Att/Det Gar Sqft	400			240	
Prior Land	\$9,400				
Prior Total	\$66,700				
Comp Land Estimate	\$9,000	\$8,000	\$12,000	\$7,000	\$7,000
Sale Date		9/20/2018	9/1/2020	8/31/2020	12/3/2019
Sale Price		\$77,000	\$99,000	\$121,000	\$100,000
Time Adj Sale Price		\$82,800	\$99,000	\$121,000	\$101,300
TADJSP/SQFT		\$55.95	\$59.82	\$73.60	\$61.58
Total Adj Factors	\$33,900	\$28,200	\$24,000	\$32,500	\$29,200
Adjusted Sale Price		\$88,500	\$108,900	\$122,400	\$106,000
Comparable Estimate	\$103,000 (\$68.99/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-12	102.46-2-16	102.53-4-5	102.53-3-14	102.54-1-21	102.53-2-12
Owner	J.E. Fish Enterprises LL	Bassett, Brittany N	Overholt, Christopher M	Barnes, Carolyn	Alam, Muhammad Khur	King, Bernard C
Address	26 Wanda Ave	18 Chopin Pl	46 Reo Ave	22 Ridge Park 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	30 x 134	50 x 168	45 x 134	30 x 139	60 x 138	30 x 104
Building Style	05 Colonial	04 Cape cod	04 Cape cod	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	1966 / 0	1948 / 0	1954 / 0	1920 / 0	1926 / 0	1897 / 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	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	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.7	1.3	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	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	3 Partial 0
1st Sty Area	680	888	726	1240	1068	928
2nd Sty Area	720	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1400	1308	1161	1480	1655	1359
Att/Det Gar Sqft	400	320	440			240
Prior Land	\$7,100					
Prior Total	\$70,000					
Comp Land Estimate	\$8,000	\$12,000	\$10,000	\$8,000	\$12,000	\$7,000
Sale Date		9/1/2020	12/21/2018	9/20/2018	9/1/2020	3/29/2019
Sale Price		\$147,000	\$92,000	\$77,000	\$99,000	\$80,750
Time Adj Sale Price		\$147,000	\$97,200	\$82,800	\$99,000	\$84,300
TADJSP/SQFT		\$112.39	\$83.72	\$55.95	\$59.82	\$62.03
Total Adj Factors	\$57,200	\$54,400	\$49,600	\$28,200	\$24,000	\$28,400
Adjusted Sale Price		\$149,800	\$104,800	\$111,800	\$132,200	\$113,100
Comparable Estimate	\$122,000 (\$87.14/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-11	102.45-2-16	102.45-1-17	102.53-1-10	102.45-5-40
Owner	Bevill, Aaron J	Sultana, Safia	Bethea, Kyle Robert	Begum, Yeasmin	Vincent, Kevin
Address	28 Wanda Ave	96 Hedwig Ave	100 Woodell Ave	50 Woodell Ave	129 Reo 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 134	30 x 104	30 x 104	30 x 104	60 x 134
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	04 Composition
Year Built/Eff Yr Built	1920 / 0	1930 / 0	1928 / 0	1927 / 0	1927 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	1.5
Bedrooms	4	5	4	6	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	3 Partial 0
1st Sty Area	903	1002	1170	1024	968
2nd Sty Area	903	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1806	1862	1774	1904	1573
Att/Det Gar Sqft	361	400	400	360	440
Prior Land	\$7,100				
Prior Total	\$64,200				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		10/19/2020	2/20/2019	8/28/2020	6/28/2019
Sale Price		\$139,000	\$75,000	\$80,000	\$96,000
Time Adj Sale Price		\$139,000	\$78,500	\$80,000	\$99,200
TADJSP/SQFT		\$74.65	\$44.25	\$42.02	\$63.06
Total Adj Factors	\$30,900	\$56,600	\$30,200	\$31,200	\$32,400
Adjusted Sale Price		\$113,300	\$79,200	\$79,700	\$97,700
Comparable Estimate	\$95,000 (\$52.6/SFLA)				\$41,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-1-19	102.45-3-36	102.53-3-28	102.37-4-16	101.60-6-27	101.52-3-5
Owner	Paryz, Dolores	Franasiak, Daniel	Dang, Be Van	Hinkle, Monteiro L	Baltimore, Tereka N	Bird House Holdings LI
Address	31 Wanda Ave	119 Hedwig Ave	41 Hedwig Ave	254 Straley 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	60 x 137	40 x 104	60 x 104	60 x 130	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1918 / 0	1927 / 0	1902 / 0	1941 / 0	1920 / 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 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	2.0	2.0	2.0
Bedrooms	6	6	6	4	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1198	1214	1081	1122	1127	1175
2nd Sty Area	1198	1193	1081	1122	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2396	2407	2162	2244	2254	2274
Att/Det Gar Sqft		940	360		572	440
Prior Land	\$11,800					
Prior Total	\$91,200					
Comp Land Estimate	\$12,000	\$8,000	\$10,000	\$12,000	\$7,000	\$7,000
Sale Date		4/3/2020	10/3/2019	12/31/2019	3/29/2019	2/6/2020
Sale Price		\$157,500	\$115,000	\$151,000	\$145,000	\$129,000
Time Adj Sale Price		\$158,300	\$117,300	\$153,000	\$151,300	\$130,100
TADJSP/SQFT		\$65.77	\$54.26	\$68.18	\$67.13	\$57.21
Total Adj Factors	\$52,800	\$41,300	\$41,600	\$40,600	\$35,500	\$35,700
Adjusted Sale Price		\$169,800	\$128,500	\$165,200	\$168,600	\$147,200
Comparable Estimate	\$156,000 (\$65.11/SFLA)					

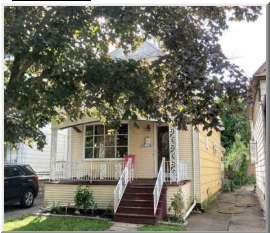


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-10	102.53-1-10	102.45-2-16	102.45-1-17	102.45-5-40	101.60-4-21
Owner	Poblocki, Maryann	Begum, Yeasmin	Sultana, Safia	Bethea, Kyle Robert	Vincent, Kevin	Noman, Khasru
Address	32 Wanda Ave	50 Woodell Ave	96 Hedwig Ave	100 Woodell Ave	129 Reo 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 134	30 x 104	30 x 104	30 x 104	60 x 134	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	01 Wood	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1930 / 0	1928 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	4 Good	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	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	0 / N
Stories	2.0	2.0	1.5	1.5	1.5	2.0
Bedrooms	4	6	5	4	3	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	1000	1024	1002	1170	968	1008
2nd Sty Area	890	880	0	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1890	1904	1862	1774	1573	2016
Att/Det Gar Sqft	361	360	400	400	440	
Prior Land	\$7,100					
Prior Total	\$66,500					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		8/28/2020	10/19/2020	2/20/2019	6/28/2019	7/30/2019
Sale Price		\$80,000	\$139,000	\$75,000	\$96,000	\$80,000
Time Adj Sale Price		\$80,000	\$139,000	\$78,500	\$99,200	\$82,400
TADJSP/SQFT		\$42.02	\$74.65	\$44.25	\$63.06	\$40.87
Total Adj Factors	\$31,800	\$31,200	\$56,600	\$30,200	\$32,400	\$32,600
Adjusted Sale Price		\$80,600	\$114,200	\$80,100	\$98,600	\$81,600
Comparable Estimate	\$91,000 (\$48.15/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-1-20	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	101.60-4-21
Owner	Schmidt, Rebecca A	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Noman, Khasru
Address	33 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo 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 138	30 x 104	30 x 104	30 x 104	60 x 134	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	01 Wood	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	2.0	1.5	1.5	2.0
Bedrooms	4	5	6	4	3	6
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	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1540	1002	1024	1170	968	1008
2nd Sty Area	0	0	880	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1837	1862	1904	1774	1573	2016
Att/Det Gar Sqft		400	360	400	440	
Prior Land	\$7,100					
Prior Total	\$60,100					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	7/30/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$80,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$82,400
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$40.87
Total Adj Factors	\$28,300	\$56,600	\$31,200	\$30,200	\$32,400	\$32,600
Adjusted Sale Price		\$110,700	\$77,100	\$76,600	\$95,100	\$78,100
Comparable Estimate	\$88,000 (\$47.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-9	102.37-4-21	102.53-3-14	101.60-5-37	102.53-2-12
Owner	Mcmaster, Brian D	Babingwa, Watimbwa O	Barnes, Carolyn	Canales, Nephtaly	King, Bernard C
Address	36 Wanda Ave	236 Straley Ave	22 Ridge Park Ave	53 Hoerner 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 134	30 x 130	30 x 139	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1920 / 0	1915 / 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 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	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	914	912	1240	856	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	1188	1193	1480	1241	1359
Att/Det Gar Sqft	216	280		280	240
Prior Land	\$7,100				
Prior Total	\$53,000				
Comp Land Estimate	\$8,000	\$7,000	\$8,000	\$7,000	\$7,000
Sale Date		7/31/2018	9/20/2018	11/21/2019	3/29/2019
Sale Price		\$113,200	\$77,000	\$93,500	\$80,750
Time Adj Sale Price		\$123,100	\$82,800	\$95,100	\$84,300
TADJSP/SQFT		\$103.19	\$55.95	\$76.63	\$62.03
Total Adj Factors	\$25,300	\$26,900	\$28,200	\$28,100	\$28,400
Adjusted Sale Price		\$121,500	\$79,900	\$92,300	\$81,200
Comparable Estimate	\$95,000 (\$79.97/SFLA)				\$100,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-8	102.37-4-21	102.53-3-14	101.60-5-37	102.53-2-12
Owner	Choudhury, Azizur R	Babingwa, Watimbwa O	Barnes, Carolyn	Canales, Nephtaly	King, Bernard C
Address	38 Wanda Ave	236 Straley Ave	22 Ridge Park Ave	53 Hoerner 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 134	30 x 130	30 x 139	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1920 / 0	1915 / 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 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	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5
Bedrooms	2	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1076	912	1240	856	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	1076	1193	1480	1241	1359
Att/Det Gar Sqft	240	280		280	240
Prior Land	\$7,100				
Prior Total	\$49,300				
Comp Land Estimate	\$8,000	\$7,000	\$8,000	\$7,000	\$12,000
Sale Date		7/31/2018	9/20/2018	11/21/2019	3/29/2019
Sale Price		\$113,200	\$77,000	\$93,500	\$80,750
Time Adj Sale Price		\$123,100	\$82,800	\$95,100	\$84,300
TADJSP/SQFT		\$103.19	\$55.95	\$76.63	\$62.03
Total Adj Factors	\$23,400	\$26,900	\$28,200	\$28,100	\$28,400
Adjusted Sale Price		\$119,600	\$78,000	\$90,400	\$79,300
Comparable Estimate	\$93,000 (\$86.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-1-21	102.54-1-21	102.45-3-25	102.53-2-9	102.53-3-14
Owner	Alam, Muhammad Khur	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn
Address	39 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig 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 138	60 x 138	30 x 104	30 x 104	30 x 139
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	1926 / 0	1926 / 0	1927 / 0	1927 / 0	1920 / 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	3 Hot wtr/stm 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	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1068	1068	875	1012	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	1655	1655	1645	1644	1480
Att/Det Gar Sqft				240	
Prior Land	\$11,800				
Prior Total	\$73,700				
Comp Land Estimate	\$12,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	9/20/2018
Sale Price		\$99,000	\$100,000	\$121,000	\$77,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$82,800
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$55.95
Total Adj Factors	\$24,000	\$24,000	\$29,200	\$32,500	\$28,200
Adjusted Sale Price		\$99,000	\$96,100	\$112,500	\$78,600
Comparable Estimate	\$93,000 (\$56.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-7	101.44-6-8	102.53-1-10	102.45-2-16	102.37-4-16
Owner	Saskowski, Dean M	Kowal, Thomas E Jr	Begum, Yeasmin	Sultana, Safia	Hinkle, Monteiro L
Address	42 Wanda Ave	54 Wildy Ave	50 Woodell Ave	96 Hedwig Ave	254 Straley 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	44 x 134	51 x 189	30 x 104	30 x 104	60 x 130
Building Style	05 Colonial	05 Colonial	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	1951 / 0	1955 / 0	1927 / 0	1930 / 0	1941 / 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 105	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0
Bedrooms	4	5	6	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	1000	1484	1024	1002	1122
2nd Sty Area	1025	837	880	0	1122
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2025	2321	1904	1862	2244
Att/Det Gar Sqft	529	396	360	400	440
Prior Land	\$9,700				
Prior Total	\$94,700				
Comp Land Estimate	\$10,000	\$12,000	\$7,000	\$7,000	\$12,000
Sale Date		9/29/2020	8/28/2020	10/19/2020	12/31/2019
Sale Price		\$210,000	\$80,000	\$139,000	\$151,000
Time Adj Sale Price		\$210,000	\$80,000	\$139,000	\$153,000
TADJSP/SQFT		\$90.48	\$42.02	\$74.65	\$68.18
Total Adj Factors	\$75,800	\$87,500	\$31,200	\$56,600	\$40,600
Adjusted Sale Price		\$198,300	\$124,600	\$158,200	\$188,200
Comparable Estimate	\$164,000 (\$80.99/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.54-1-22	102.45-2-16	102.45-1-17	102.53-1-10	102.45-5-40	102.37-4-16
Owner	Rahman Kaniz	Sultana, Safia	Bethea, Kyle Robert	Begum, Yeasmin	Vincent, Kevin	Hinkle, Monteiro L
Address	43 Wanda Ave	96 Hedwig Ave	100 Woodell Ave	50 Woodell Ave	129 Reo Ave	254 Straley 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 138	30 x 104	30 x 104	30 x 104	60 x 134	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1930 / 0	1928 / 0	1927 / 0	1927 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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 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	2.0	1.5	2.0
Bedrooms	5	5	4	6	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	1214	1002	1170	1024	968	1122
2nd Sty Area	0	0	0	880	0	1122
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1818	1862	1774	1904	1573	2244
Att/Det Gar Sqft	638	400	400	360	440	440
Prior Land	\$7,100					
Prior Total	\$69,200					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$12,000
Sale Date		10/19/2020	2/20/2019	8/28/2020	6/28/2019	12/31/2019
Sale Price		\$139,000	\$75,000	\$80,000	\$96,000	\$151,000
Time Adj Sale Price		\$139,000	\$78,500	\$80,000	\$99,200	\$153,000
TADJSP/SQFT		\$74.65	\$44.25	\$42.02	\$63.06	\$68.18
Total Adj Factors	\$51,800	\$56,600	\$30,200	\$31,200	\$32,400	\$40,600
Adjusted Sale Price		\$134,200	\$100,100	\$100,600	\$118,600	\$164,200
Comparable Estimate	\$124,000 (\$68.21/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-6	101.44-6-8	102.37-4-16	102.21-4-5	102.53-3-28
Owner	Wozniak, David H	Kowal, Thomas E Jr	Hinkle, Monteiro L	Islam, Moynul	Dang, Be Van
Address	46 Wanda Ave	54 Wildy Ave	254 Straley Ave	20 Pendennis Pl	41 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	43 x 134	51 x 189	60 x 130	72 x 124	60 x 104
Building Style	05 Colonial	05 Colonial	08 Old style	05 Colonial	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1941 / 0	1956 / 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 90	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	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	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	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1040	1484	1122	1560	1081
2nd Sty Area	1066	837	1122	1280	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2106	2321	2244	2840	2162
Att/Det Gar Sqft	552	396	440	748	572
Prior Land	\$9,700				
Prior Total	\$97,900				
Comp Land Estimate	\$10,000	\$12,000	\$12,000	\$13,000	\$10,000
Sale Date		9/29/2020	12/31/2019	12/28/2018	10/3/2019
Sale Price		\$210,000	\$151,000	\$145,000	\$115,000
Time Adj Sale Price		\$210,000	\$153,000	\$153,200	\$117,300
TADJSP/SQFT		\$90.48	\$68.18	\$53.94	\$54.26
Total Adj Factors	\$78,300	\$87,500	\$40,600	\$83,800	\$41,600
Adjusted Sale Price		\$200,800	\$190,700	\$147,700	\$154,000
Comparable Estimate	\$174,000 (\$82.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-1-23	102.37-4-16	102.53-3-28	102.45-1-4	102.45-3-36
Owner	Kucharski, Ernest Jr	Hinkle, Monteiro L	Dang, Be Van	Rudolph, Ayesha S	Kowal, Thomas E Jr
Address	47 Wanda Ave	254 Straley Ave	41 Hedwig Ave	146 Woodell Ave	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	60 x 137	60 x 130	60 x 104	30 x 104	51 x 189
Building Style	04 Cape cod	08 Old style	08 Old style	08 Old style	05 Colonial
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1941 / 0	1902 / 0	1918 / 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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1516	1122	1081	1144	1484
2nd Sty Area	0	1122	1081	990	837
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2162	2244	2162	2134	2321
Att/Det Gar Sqft	440	440	572	342	396
Prior Land	\$11,800				
Prior Total	\$84,200				
Comp Land Estimate	\$12,000	\$12,000	\$10,000	\$7,000	\$12,000
Sale Date		12/31/2019	10/3/2019	11/19/2019	9/29/2020
Sale Price		\$151,000	\$115,000	\$131,000	\$210,000
Time Adj Sale Price		\$153,000	\$117,300	\$133,200	\$210,000
TADJSP/SQFT		\$68.18	\$54.26	\$62.42	\$90.48
Total Adj Factors	\$65,800	\$40,600	\$41,600	\$36,500	\$87,500
Adjusted Sale Price		\$178,200	\$141,500	\$162,500	\$188,300
Comparable Estimate	\$171,000 (\$79.09/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-5-4	102.45-5-40	102.45-1-17	102.45-2-16	102.53-1-10
Owner	Janczak, Steven	Vincent, Kevin	Bethea, Kyle Robert	Sultana, Safia	Begum, Yeasmin
Address	52 Wanda Ave	129 Reo Ave	100 Woodell 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 134	60 x 134	30 x 104	30 x 104	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1928 / 0	1930 / 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 105	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	1.5	1.5
Bedrooms	4	3	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	979	968	1170	1002	1024
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1583	1573	1774	1862	1904
Att/Det Gar Sqft	361	440	400	400	360
Prior Land	\$7,100				
Prior Total	\$64,900				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		6/28/2019	2/20/2019	10/19/2020	8/28/2020
Sale Price		\$96,000	\$75,000	\$139,000	\$80,000
Time Adj Sale Price		\$99,200	\$78,500	\$139,000	\$80,000
TADJSP/SQFT		\$63.06	\$44.25	\$74.65	\$42.02
Total Adj Factors	\$31,100	\$32,400	\$30,200	\$56,600	\$31,200
Adjusted Sale Price		\$97,900	\$79,400	\$113,500	\$79,900
Comparable Estimate	\$94,000 (\$59.38/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-1-24	102.54-1-21	102.45-3-25	102.53-2-9	102.53-3-14
Owner	Bashar, Mohamad Isma	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn
Address	55 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig 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 137	60 x 138	30 x 104	30 x 104	30 x 139
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	1926 / 0	1927 / 0	1927 / 0	1920 / 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 Yes	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	1 / N
Stories	1.5	1.5	2.0	1.5	1.3
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 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	1086	1068	875	1012	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	1765	1655	1645	1644	1480
Att/Det Gar Sqft	378			240	
Prior Land	\$11,800				
Prior Total	\$77,900				
Comp Land Estimate	\$12,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	9/20/2018
Sale Price		\$99,000	\$100,000	\$121,000	\$77,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$82,800
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$55.95
Total Adj Factors	\$40,600	\$24,000	\$29,200	\$32,500	\$28,200
Adjusted Sale Price		\$115,600	\$112,700	\$129,100	\$95,200
Comparable Estimate	\$110,000 (\$62.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.54-1-25	102.54-1-21	102.45-3-25	102.53-2-9	102.53-3-14
Owner	Grant, Vivian	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn
Address	59 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig 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	75 x 137	60 x 138	30 x 104	30 x 104	30 x 139
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	1919 / 0	1926 / 0	1927 / 0	1927 / 0	1920 / 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 Yes	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	1 / N
Stories	1.5	1.5	2.0	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 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	1068	875	1012	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	1655	1645	1644	1480
Att/Det Gar Sqft	720			240	
Prior Land	\$13,500				
Prior Total	\$78,850				
Comp Land Estimate	\$14,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	9/20/2018
Sale Price		\$99,000	\$100,000	\$121,000	\$77,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$82,800
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$55.95
Total Adj Factors	\$32,600	\$24,000	\$29,200	\$32,500	\$28,200
Adjusted Sale Price		\$107,600	\$104,700	\$121,100	\$87,200
Comparable Estimate	\$102,000 (\$59.44/SFLA)				\$88,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-2.1	102.53-3-28	102.45-1-4	102.37-4-16	101.60-6-27	101.60-5-43
Owner	Przybylak, Christine A	Dang, Be Van	Rudolph, Ayesha S	Hinkle, Monteiro L	Baltimore, Tereka N	Redrick, Meshiya D
Address	60 Wanda Ave	41 Hedwig Ave	146 Woodell Ave	254 Straley 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	60 x 134	60 x 104	30 x 104	60 x 130	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	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1916 / 0	1902 / 0	1918 / 0	1941 / 0	1920 / 0	1910 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	5	4	6	6
Full/Half Baths	2 / 0	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	3 Partial 0
1st Sty Area	1210	1081	1144	1122	1127	1056
2nd Sty Area	0	1081	990	1122	1127	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2180	2162	2134	2244	2254	2112
Att/Det Gar Sqft		572	342	440		324
Prior Land	\$11,600					
Prior Total	\$74,200					
Comp Land Estimate	\$12,000	\$10,000	\$7,000	\$12,000	\$7,000	\$7,000
Sale Date		10/3/2019	11/19/2019	12/31/2019	3/29/2019	10/24/2019
Sale Price		\$115,000	\$131,000	\$151,000	\$145,000	\$93,000
Time Adj Sale Price		\$117,300	\$133,200	\$153,000	\$151,300	\$94,900
TADJSP/SQFT		\$54.26	\$62.42	\$68.18	\$67.13	\$44.93
Total Adj Factors	\$38,200	\$41,600	\$36,500	\$40,600	\$35,500	\$16,200
Adjusted Sale Price		\$113,900	\$134,900	\$150,600	\$154,000	\$116,900
Comparable Estimate	\$134,000 (\$61.47/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-5-1	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	101.60-4-21
Owner	Guerin, James F	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Noman, Khasru
Address	62 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo 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 134	30 x 104	30 x 104	30 x 104	60 x 134	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	2.0
Bedrooms	5	5	6	4	3	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	1144	1002	1024	1170	968	1008
2nd Sty Area	0	0	880	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1868	1862	1904	1774	1573	2016
Att/Det Gar Sqft		400	360	400	440	
Prior Land	\$7,100					
Prior Total	\$68,200					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	7/30/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$80,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$82,400
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$40.87
Total Adj Factors	\$31,500	\$56,600	\$31,200	\$30,200	\$32,400	\$32,600
Adjusted Sale Price		\$113,900	\$80,300	\$79,800	\$98,300	\$81,300
Comparable Estimate	\$91,000 (\$48.72/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-19	102.45-5-40	102.45-1-17	102.45-2-16	102.53-1-10
Owner	Ahmed, Syed Alamgir	Vincent, Kevin	Bethea, Kyle Robert	Sultana, Safia	Begum, Yeasmin
Address	65 Wanda Ave	129 Reo Ave	100 Woodell 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 137	60 x 134	30 x 104	30 x 104	30 x 104
Building Style	04 Cape cod	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1950 / 0	1927 / 0	1928 / 0	1930 / 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 105	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	1.5	2.0
Bedrooms	4	3	4	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	924	968	1170	1002	1024
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1587	1573	1774	1862	1904
Att/Det Gar Sqft	500	440	400	400	360
Prior Land	\$10,000				
Prior Total	\$87,000				
Comp Land Estimate	\$10,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		6/28/2019	2/20/2019	10/19/2020	8/28/2020
Sale Price		\$96,000	\$75,000	\$139,000	\$80,000
Time Adj Sale Price		\$99,200	\$78,500	\$139,000	\$80,000
TADJSP/SQFT		\$63.06	\$44.25	\$74.65	\$42.02
Total Adj Factors	\$49,300	\$32,400	\$30,200	\$56,600	\$31,200
Adjusted Sale Price		\$116,100	\$97,600	\$131,700	\$98,100
Comparable Estimate	\$112,000 (\$70.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-21	102.54-1-21	102.53-3-14	102.45-3-25	102.53-2-9
Owner	Schaefer, Edward W	Alam, Muhammad Khur	Barnes, Carolyn	Mahmood, Elizabeth M	Mazid, Anamul
Address	68 Wanda Ave	39 Wanda Ave	22 Ridge Park 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	60 x 134	60 x 138	30 x 139	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	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1926 / 0	1920 / 0	1927 / 0	1897 / 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	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	2.0	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1232	1068	1240	875	1012
2nd Sty Area	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1548	1655	1480	1645	1644
Att/Det Gar Sqft	624				240
Prior Land	\$11,600				
Prior Total	\$71,700				
Comp Land Estimate	\$12,000	\$12,000	\$8,000	\$7,000	\$7,000
Sale Date		9/1/2020	9/20/2018	12/3/2019	8/31/2020
Sale Price		\$99,000	\$77,000	\$100,000	\$121,000
Time Adj Sale Price		\$99,000	\$82,800	\$101,300	\$121,000
TADJSP/SQFT		\$59.82	\$55.95	\$61.58	\$73.60
Total Adj Factors	\$38,100	\$24,000	\$28,200	\$29,200	\$32,500
Adjusted Sale Price		\$113,100	\$92,700	\$110,200	\$126,600
Comparable Estimate	\$107,000 (\$69.12/SFLA)				



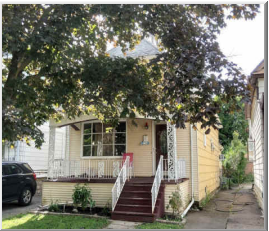
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-20	102.45-3-36	102.37-4-16	101.60-6-27	101.52-3-5	102.53-3-28
Owner	Fabiszewski, June M	Franasiak, Daniel	Hinkle, Monteiro L	Baltimore, Tereka N	Bird House Holdings LI	Dang, Be Van
Address	69 Wanda Ave	119 Hedwig Ave	254 Straley Ave	45 Haller Ave	122 Haller Ave	41 Hedwig 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 137	40 x 104	60 x 130	30 x 121	30 x 102	60 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1941 / 0	1920 / 0	1920 / 0	1902 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	4	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	1572	1214	1122	1127	1175	1081
2nd Sty Area	0	1193	1122	1127	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2342	2407	2244	2254	2274	2162
Att/Det Gar Sqft	360	360	440			572
Prior Land	\$7,100					
Prior Total	\$75,700					
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$7,000	\$7,000	\$10,000
Sale Date		4/3/2020	12/31/2019	3/29/2019	2/6/2020	10/3/2019
Sale Price		\$157,500	\$151,000	\$145,000	\$129,000	\$115,000
Time Adj Sale Price		\$158,300	\$153,000	\$151,300	\$130,100	\$117,300
TADJSP/SQFT		\$65.77	\$68.18	\$67.13	\$57.21	\$54.26
Total Adj Factors	\$39,800	\$41,300	\$40,600	\$35,500	\$35,700	\$41,600
Adjusted Sale Price		\$156,800	\$152,200	\$155,600	\$134,200	\$115,500
Comparable Estimate	\$143,000 (\$61.06/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-21	102.37-4-21	102.53-3-14	102.53-2-12	102.54-1-21
Owner	Askew, Dawn	Babingwa, Watimbwa O	Barnes, Carolyn	King, Bernard C	Alam, Muhammad Khur
Address	71 Wanda Ave	236 Straley Ave	22 Ridge Park Ave	26 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	30 x 137	30 x 130	30 x 139	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1927 / 0	1920 / 0	1897 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5
Bedrooms	4	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	3 Partial 0	3 Partial 0
1st Sty Area	1056	912	1240	928	1068
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1344	1193	1480	1359	1655
Att/Det Gar Sqft	180	280		240	
Prior Land	\$7,100				
Prior Total	\$57,100				
Comp Land Estimate	\$8,000	\$7,000	\$8,000	\$7,000	\$12,000
Sale Date		7/31/2018	9/20/2018	3/29/2019	9/1/2020
Sale Price		\$113,200	\$77,000	\$80,750	\$99,000
Time Adj Sale Price		\$123,100	\$82,800	\$84,300	\$99,000
TADJSP/SQFT		\$103.19	\$55.95	\$62.03	\$59.82
Total Adj Factors	\$28,400	\$26,900	\$28,200	\$28,400	\$24,000
Adjusted Sale Price		\$124,600	\$83,000	\$84,300	\$103,400
Comparable Estimate	\$99,000 (\$73.66/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-20	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	102.45-1-4
Owner	Griffin, Patricia	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Rudolph, Ayesha S
Address	72 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo 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 134	30 x 104	30 x 104	30 x 104	60 x 134	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	03 Alum/vinyl	01 Wood	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1918 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	2.0
Bedrooms	5	5	6	4	3	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	1176	1002	1024	1170	968	1144
2nd Sty Area	0	0	880	0	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1891	1862	1904	1774	1573	2134
Att/Det Gar Sqft	308	400	360	400	440	342
Prior Land	\$7,100					
Prior Total	\$71,400					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	11/19/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$131,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$133,200
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$62.42
Total Adj Factors	\$34,200	\$56,600	\$31,200	\$30,200	\$32,400	\$36,500
Adjusted Sale Price		\$116,600	\$83,000	\$82,500	\$101,000	\$130,900
Comparable Estimate	\$103,000 (\$54.47/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-22	101.36-6-2	102.21-7-28	102.29-1-23	101.28-9-14	101.44-2-8
Owner	Luterek, John J	Gregoire, Todd C	Kardas, Christopher M	Turchiarelli, Kevin	Jamh WNY LLC	Meinhold, Kelly C
Address	73 Wanda Ave	9 Markus Dr	149 David Ave	90 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	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 137	54 x 98	37 x 135	50 x 100	34 x 117	51 x 100
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	1945 / 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	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	980	988	940	825	1085	1169
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	980	988	940	825	1085	1169
Att/Det Gar Sqft	440	320	280	460	399	440
Prior Land	\$7,100					
Prior Total	\$72,800					
Comp Land Estimate	\$8,000	\$10,000	\$9,000	\$9,000	\$8,000	\$9,000
Sale Date		7/18/2018	7/18/2018	9/24/2018	9/29/2020	8/19/2020
Sale Price		\$100,000	\$80,000	\$103,000	\$95,000	\$119,900
Time Adj Sale Price		\$108,700	\$87,000	\$110,700	\$95,000	\$119,900
TADJSP/SQFT		\$110.02	\$92.55	\$134.18	\$87.56	\$102.57
Total Adj Factors	\$50,200	\$51,900	\$48,100	\$45,500	\$54,300	\$59,200
Adjusted Sale Price		\$107,000	\$89,100	\$115,400	\$90,900	\$110,900
Comparable Estimate	\$103,000 (\$105.1/SFLA)					

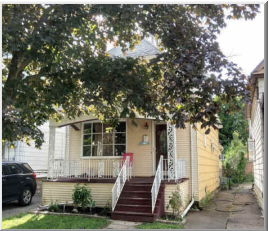
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-19	102.53-3-14	102.54-1-21	102.45-3-25	102.53-2-9
Owner	Karaszewski Nancy C	Barnes, Carolyn	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul
Address	74 Wanda Ave	22 Ridge Park Ave	39 Wanda 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	30 x 134	30 x 139	60 x 138	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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1926 / 0	1927 / 0	1897 / 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	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	2.0	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	924	1240	1068	875	1012
2nd Sty Area	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1502	1480	1655	1645	1644
Att/Det Gar Sqft	484				240
Prior Land	\$7,100				
Prior Total	\$65,200				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$7,000	\$7,000
Sale Date		9/20/2018	9/1/2020	12/3/2019	8/31/2020
Sale Price		\$77,000	\$99,000	\$100,000	\$121,000
Time Adj Sale Price		\$82,800	\$99,000	\$101,300	\$121,000
TADJSP/SQFT		\$55.95	\$59.82	\$61.58	\$73.60
Total Adj Factors	\$33,900	\$28,200	\$24,000	\$29,200	\$32,500
Adjusted Sale Price		\$88,500	\$108,900	\$106,000	\$122,400
Comparable Estimate	\$103,000 (\$68.58/SFLA)				

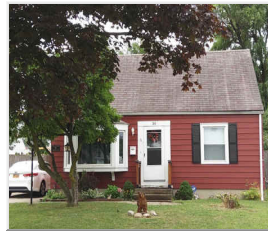


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-23	102.37-4-21	101.60-5-37	102.53-3-14	102.53-2-12	102.54-1-21
Owner	Braman, Russell	Babingwa, Watimbwa O	Canales, Nephtaly	Barnes, Carolyn	King, Bernard C	Alam, Muhammad Khur
Address	75 Wanda Ave	236 Straley Ave	53 Hoerner Ave	22 Ridge Park Ave	26 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	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 137	30 x 130	30 x 108	30 x 139	30 x 104	60 x 138
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	1940 / 0	1927 / 0	1915 / 0	1920 / 0	1897 / 0	1926 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	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	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	884	912	856	1240	928	1068
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	1199	1193	1241	1480	1359	1655
Att/Det Gar Sqft	294	280	280		240	
Prior Land	\$7,100					
Prior Total	\$53,500					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000	\$12,000
Sale Date		7/31/2018	11/21/2019	9/20/2018	3/29/2019	9/1/2020
Sale Price		\$113,200	\$93,500	\$77,000	\$80,750	\$99,000
Time Adj Sale Price		\$123,100	\$95,100	\$82,800	\$84,300	\$99,000
TADJSP/SQFT		\$103.19	\$76.63	\$55.95	\$62.03	\$59.82
Total Adj Factors	\$21,200	\$26,900	\$28,100	\$28,200	\$28,400	\$24,000
Adjusted Sale Price		\$117,400	\$88,200	\$75,800	\$77,100	\$96,200
Comparable Estimate	\$91,000 (\$75.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-24	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	102.37-4-16
Owner	Kaczmarek, James J	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Hinkle, Monteiro L
Address	79 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo Ave	254 Straley 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 137	30 x 104	30 x 104	30 x 104	60 x 134	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	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1942 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.5	1.5	2.0
Bedrooms	5	5	6	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	949	1002	1024	1170	968	1122
2nd Sty Area	924	0	880	0	0	1122
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1873	1862	1904	1774	1573	2244
Att/Det Gar Sqft	360	400	360	400	440	440
Prior Land	\$7,100					
Prior Total	\$70,700					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$12,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	12/31/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$151,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$153,000
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$68.18
Total Adj Factors	\$25,000	\$56,600	\$31,200	\$30,200	\$32,400	\$40,600
Adjusted Sale Price		\$107,400	\$73,800	\$73,300	\$91,800	\$137,400
Comparable Estimate	\$97,000 (\$51.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-18	102.53-3-14	102.54-1-21	102.45-3-25	102.53-2-9
Owner	Asmelash, Simret	Barnes, Carolyn	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul
Address	82 Wanda Ave	22 Ridge Park Ave	39 Wanda 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	30 x 134	30 x 139	60 x 138	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	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1926 / 0	1927 / 0	1897 / 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	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	2.0	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	924	1240	1068	875	1012
2nd Sty Area	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1501	1480	1655	1645	1644
Att/Det Gar Sqft	484			240	240
Prior Land	\$7,100				
Prior Total	\$64,100				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$7,000	\$7,000
Sale Date		9/20/2018	9/1/2020	12/3/2019	8/31/2020
Sale Price		\$77,000	\$99,000	\$100,000	\$121,000
Time Adj Sale Price		\$82,800	\$99,000	\$101,300	\$121,000
TADJSP/SQFT		\$55.95	\$59.82	\$61.58	\$73.60
Total Adj Factors	\$33,100	\$28,200	\$24,000	\$29,200	\$32,500
Adjusted Sale Price		\$87,700	\$108,100	\$105,200	\$121,600
Comparable Estimate	\$102,000 (\$67.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-25	102.46-2-16	102.38-4-3	102.53-4-5	102.38-4-2
Owner	Hossain, Iqbal	Bassett, Brittany N	Brown, Clifton III	Overholt, Christopher M	Garcia Thomas, Jessica
Address	85 Wanda Ave	18 Chopin Pl	37 Westchester Dr	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	45 x 137	50 x 168	50 x 100	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1948 / 0	1952 / 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 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
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	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	975	888	864	726	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 492	0 0	0 0	0 0	0 0
SFLA	1467	1308	1194	1161	1110
Att/Det Gar Sqft	384	320	345	440	368
Prior Land	\$10,000				
Prior Total	\$77,200				
Comp Land Estimate	\$10,000	\$12,000	\$9,000	\$10,000	\$9,000
Sale Date		9/1/2020	6/11/2020	12/21/2018	9/14/2020
Sale Price		\$147,000	\$126,500	\$92,000	\$118,500
Time Adj Sale Price		\$147,000	\$126,700	\$97,200	\$118,500
TADJSP/SQFT		\$112.39	\$106.11	\$83.72	\$106.76
Total Adj Factors	\$61,800	\$54,400	\$51,200	\$49,600	\$48,200
Adjusted Sale Price		\$154,400	\$137,300	\$109,400	\$131,800
Comparable Estimate	\$131,000 (\$89.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-17	102.37-4-21	101.60-5-37	102.53-3-14	102.53-2-12
Owner	Carpenter, Kelly A	Babingwa, Watimbwa O	Canales, Nephtaly	Barnes, Carolyn	King, Bernard C
Address	86 Wanda Ave	236 Straley Ave	53 Hoerner Ave	22 Ridge Park 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 134	30 x 130	30 x 108	30 x 139	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	1920 / 0	1927 / 0	1915 / 0	1920 / 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 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5
Bedrooms	2	4	3	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	3 Partial 0
1st Sty Area	968	912	856	1240	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	1112	1193	1241	1480	1359
Att/Det Gar Sqft		280	280		240
Prior Land	\$7,100				
Prior Total	\$46,100				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		7/31/2018	11/21/2019	9/20/2018	3/29/2019
Sale Price		\$113,200	\$93,500	\$77,000	\$80,750
Time Adj Sale Price		\$123,100	\$95,100	\$82,800	\$84,300
TADJSP/SQFT		\$103.19	\$76.63	\$55.95	\$62.03
Total Adj Factors	\$23,600	\$26,900	\$28,100	\$28,200	\$28,400
Adjusted Sale Price		\$119,800	\$90,600	\$78,200	\$79,500
Comparable Estimate	\$95,000 (\$85.43/SFLA)				\$11,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-26	102.37-4-21	102.53-3-14	102.53-2-12	101.60-5-37	102.54-1-21
Owner	Burns, Janice	Babingwa, Watimbwa O	Barnes, Carolyn	King, Bernard C	Canales, Nephtaly	Alam, Muhammad Khur
Address	87 Wanda Ave	236 Straley Ave	22 Ridge Park Ave	26 Hedwig Ave	53 Hoerner 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	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 137	30 x 130	30 x 139	30 x 104	30 x 108	60 x 138
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	1920 / 0	1897 / 0	1915 / 0	1926 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	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	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5	1.5
Bedrooms	2	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1008	912	1240	928	856	1068
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	1272	1193	1480	1359	1241	1655
Att/Det Gar Sqft	374	280		240	280	
Prior Land	\$10,000					
Prior Total	\$59,500					
Comp Land Estimate	\$10,000	\$7,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		7/31/2018	9/20/2018	3/29/2019	11/21/2019	9/1/2020
Sale Price		\$113,200	\$77,000	\$80,750	\$93,500	\$99,000
Time Adj Sale Price		\$123,100	\$82,800	\$84,300	\$95,100	\$99,000
TADJSP/SQFT		\$103.19	\$55.95	\$62.03	\$76.63	\$59.82
Total Adj Factors	\$30,900	\$26,900	\$28,200	\$28,400	\$28,100	\$24,000
Adjusted Sale Price		\$127,100	\$85,500	\$86,800	\$97,900	\$105,900
Comparable Estimate	\$101,000 (\$79.4/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-16	101.44-2-8	101.36-6-2	101.28-4-13	102.21-7-28	101.28-9-14
Owner	Jimenez, Edwin J Jr	Meinhold, Kelly C	Gregoire, Todd C	Jackson, Maqus R	Kardas, Christopher M	Jamh WNY LLC
Address	88 Wanda Ave	120 Alpine Pl	9 Markus Dr	407 Pine Ridge Rd	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	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 134	51 x 100	54 x 98	35 x 120	37 x 135	34 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	06 Stucco	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1955 / 0	1950 / 0	1955 / 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 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	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	1140	1169	988	1130	940	1085
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 0	0 0	0 200	0 0
SFLA	1140	1169	988	1130	940	1085
Att/Det Gar Sqft	396	440	320	352	280	399
Prior Land	\$10,500					
Prior Total	\$79,680					
Comp Land Estimate	\$11,000	\$9,000	\$10,000	\$8,000	\$9,000	\$8,000
Sale Date		8/19/2020	7/18/2018	5/13/2019	7/18/2018	9/29/2020
Sale Price		\$119,900	\$100,000	\$106,000	\$80,000	\$95,000
Time Adj Sale Price		\$119,900	\$108,700	\$109,900	\$87,000	\$95,000
TADJSP/SQFT		\$102.57	\$110.02	\$97.26	\$92.55	\$87.56
Total Adj Factors	\$56,800	\$59,200	\$51,900	\$55,900	\$48,100	\$54,300
Adjusted Sale Price		\$117,500	\$113,600	\$110,800	\$95,700	\$97,500
Comparable Estimate	\$107,000 (\$93.86/SFLA)					



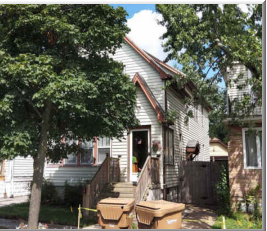
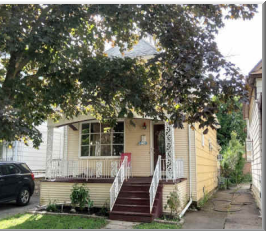
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-15	102.45-1-4	102.53-3-28	102.37-4-16	101.60-5-43
Owner	Belscher David L	Rudolph, Ayesha S	Dang, Be Van	Hinkle, Monteiro L	Redrick, Meshiya D
Address	90 Wanda Ave	146 Woodell Ave	41 Hedwig Ave	254 Straley 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	40 x 134	30 x 104	60 x 104	60 x 130	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1918 / 0	1902 / 0	1941 / 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 Yes	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	5	5	6	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	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1056	1144	1081	1122	1056
2nd Sty Area	1056	990	1081	1122	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2112	2134	2162	2244	2112
Att/Det Gar Sqft	396	342	572	440	324
Prior Land	\$9,400				
Prior Total	\$73,000				
Comp Land Estimate	\$9,000	\$7,000	\$10,000	\$12,000	\$7,000
Sale Date		11/19/2019	10/3/2019	12/31/2019	10/24/2019
Sale Price		\$131,000	\$115,000	\$151,000	\$93,000
Time Adj Sale Price		\$133,200	\$117,300	\$153,000	\$94,900
TADJSP/SQFT		\$62.42	\$54.26	\$68.18	\$44.93
Total Adj Factors	\$39,000	\$36,500	\$41,600	\$40,600	\$16,200
Adjusted Sale Price		\$135,700	\$114,700	\$151,400	\$117,700
Comparable Estimate	\$128,000 (\$60.61/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-27	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	102.45-1-4
Owner	Gutowski, Brian E	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Rudolph, Ayesha S
Address	93 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo 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 137	30 x 104	30 x 104	30 x 104	60 x 134	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	03 Alum/vinyl	01 Wood	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1918 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	1.5	1.5	2.0
Bedrooms	4	5	6	4	3	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	924	1002	1024	1170	968	1144
2nd Sty Area	924	0	880	0	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1848	1862	1904	1774	1573	2134
Att/Det Gar Sqft	480	400	360	400	440	342
Prior Land	\$7,100					
Prior Total	\$70,900					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	11/19/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$131,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$133,200
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$62.42
Total Adj Factors	\$35,100	\$56,600	\$31,200	\$30,200	\$32,400	\$36,500
Adjusted Sale Price		\$117,500	\$83,900	\$83,400	\$101,900	\$131,800
Comparable Estimate	\$104,000 (\$56.28/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-14	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8	101.36-6-2
Owner	Ditta Paul J	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Gregoire, Todd C
Address	94 Wanda Ave	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	60 x 134	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	1951 / 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	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	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	1576	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	1576	1374	1330	1278	1169	988
Att/Det Gar Sqft	264	280	280	273	440	320
Prior Land	\$11,600					
Prior Total	\$73,040					
Comp Land Estimate	\$12,000	\$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	\$76,300	\$70,500	\$68,100	\$64,900	\$59,200	\$51,900
Adjusted Sale Price		\$108,700	\$148,100	\$131,400	\$137,000	\$133,100
Comparable Estimate	\$132,000 (\$83.76/SFLA)					

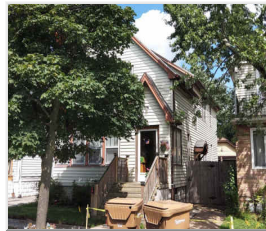
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-28	102.54-1-21	102.45-3-25	102.53-2-9	102.53-3-14
Owner	Laun Matthew M	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Huff, Anthony B
Address	95 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig Ave	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	30 x 137	60 x 138	30 x 104	30 x 104	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	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1926 / 0	1927 / 0	1927 / 0	1934 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	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	3 Hot wtr/stm 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	1.5	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1352	1068	875	1012	1001
2nd Sty Area	0	0	770	0	936
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0
SFLA	2122	1655	1645	1644	1937
Att/Det Gar Sqft				240	396
Prior Land	\$7,100				
Prior Total	\$75,300				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	10/19/2020
Sale Price		\$99,000	\$100,000	\$121,000	\$137,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$137,000
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$70.73
Total Adj Factors	\$38,800	\$24,000	\$29,200	\$32,500	\$70,300
Adjusted Sale Price		\$113,800	\$110,900	\$127,300	\$105,500
Comparable Estimate	\$110,000 (\$51.84/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-29	102.37-4-16	102.45-1-4	102.53-3-28	102.45-2-16	102.53-1-10
Owner	Cieslewicz, Richard E	Hinkle, Monteiro L	Rudolph, Ayesha S	Dang, Be Van	Sultana, Safia	Begum, Yeasmin
Address	99 Wanda Ave	254 Straley Ave	146 Woodell Ave	41 Hedwig 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	60 x 136	60 x 130	30 x 104	60 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	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1941 / 0	1918 / 0	1902 / 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 Yes	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	1.5	2.0
Bedrooms	4	4	5	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1110	1122	1144	1081	1002	1024
2nd Sty Area	990	1122	990	1081	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2100	2244	2134	2162	1862	1904
Att/Det Gar Sqft	812	440	342	572	400	360
Prior Land	\$11,800					
Prior Total	\$85,700					
Comp Land Estimate	\$12,000	\$12,000	\$7,000	\$10,000	\$7,000	\$7,000
Sale Date		12/31/2019	11/19/2019	10/3/2019	10/19/2020	8/28/2020
Sale Price		\$151,000	\$131,000	\$115,000	\$139,000	\$80,000
Time Adj Sale Price		\$153,000	\$133,200	\$117,300	\$139,000	\$80,000
TADJSP/SQFT		\$68.18	\$62.42	\$54.26	\$74.65	\$42.02
Total Adj Factors	\$50,400	\$40,600	\$36,500	\$41,600	\$56,600	\$31,200
Adjusted Sale Price		\$162,800	\$147,100	\$126,100	\$132,800	\$99,200
Comparable Estimate	\$134,000 (\$63.81/SFLA)					

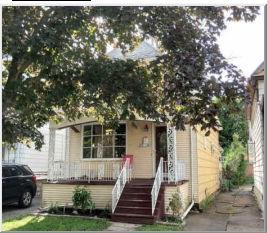


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-13	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	102.45-1-4
Owner	Ditta, Joseph P	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Rudolph, Ayesha S
Address	102 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo 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 134	30 x 104	30 x 104	30 x 104	60 x 134	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	03 Alum/vinyl	01 Wood	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1918 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	1.5	1.5	2.0
Bedrooms	3	5	6	4	3	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	924	1002	1024	1170	968	1144
2nd Sty Area	924	0	880	0	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1848	1862	1904	1774	1573	2134
Att/Det Gar Sqft		400	360	400	440	342
Prior Land	\$7,100					
Prior Total	\$65,900					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	11/19/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$131,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$133,200
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$62.42
Total Adj Factors	\$31,200	\$56,600	\$31,200	\$30,200	\$32,400	\$36,500
Adjusted Sale Price		\$113,600	\$80,000	\$79,500	\$98,000	\$127,900
Comparable Estimate	\$100,000 (\$54.11/SFLA)					

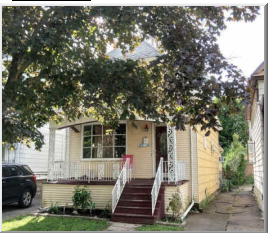
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-30	102.54-1-21	102.45-3-25	102.53-2-9	102.53-3-14
Owner	Jackson, Valerie A	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn
Address	103 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig 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	30 x 136	60 x 138	30 x 104	30 x 104	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	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1935 / 0	1926 / 0	1927 / 0	1927 / 0	1920 / 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.5	2.0	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 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	1084	1068	875	1012	1240
2nd Sty Area	660	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1823	1655	1645	1644	1480
Att/Det Gar Sqft	360			240	
Prior Land	\$7,100				
Prior Total	\$79,300				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	9/20/2018
Sale Price		\$99,000	\$100,000	\$121,000	\$77,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$82,800
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$55.95
Total Adj Factors	\$40,800	\$24,000	\$29,200	\$32,500	\$28,200
Adjusted Sale Price		\$115,800	\$112,900	\$129,300	\$95,400
Comparable Estimate	\$112,000 (\$61.44/SFLA)				

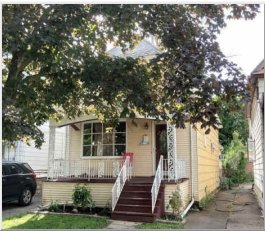


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-12	102.45-3-36	102.37-4-16	101.52-3-5	101.60-6-27	102.45-1-4
Owner	Hasan, Jasem M	Franasiak, Daniel	Hinkle, Monteiro L	Bird House Holdings LL	Baltimore, Tereka N	Rudolph, Ayesha S
Address	104 Wanda Ave	119 Hedwig Ave	254 Straley Ave	122 Haller Ave	45 Haller 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 134	40 x 104	60 x 130	30 x 102	30 x 121	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1941 / 0	1920 / 0	1920 / 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 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	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	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	4 Full 0	4 Full 0
1st Sty Area	1260	1214	1122	1175	1127	1144
2nd Sty Area	1092	1193	1122	1099	1127	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2352	2407	2244	2274	2254	2134
Att/Det Gar Sqft	396	360	440			342
Prior Land	\$7,100					
Prior Total	\$75,400					
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$7,000	\$7,000	\$7,000
Sale Date		4/3/2020	12/31/2019	2/6/2020	3/29/2019	11/19/2019
Sale Price		\$157,500	\$151,000	\$129,000	\$145,000	\$131,000
Time Adj Sale Price		\$158,300	\$153,000	\$130,100	\$151,300	\$133,200
TADJSP/SQFT		\$65.77	\$68.18	\$57.21	\$67.13	\$62.42
Total Adj Factors	\$40,200	\$41,300	\$40,600	\$35,700	\$35,500	\$36,500
Adjusted Sale Price		\$157,200	\$152,600	\$134,600	\$156,000	\$136,900
Comparable Estimate	\$147,000 (\$62.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-31	102.53-3-14	102.54-1-21	102.45-3-25	102.53-2-9
Owner	Evans, Robert P	Barnes, Carolyn	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul
Address	105 Wanda Ave	22 Ridge Park Ave	39 Wanda 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	30 x 136	30 x 139	60 x 138	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	04 Composition	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1926 / 0	1927 / 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 No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	2.0	1.5
Bedrooms	5	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	924	1240	1068	875	1012
2nd Sty Area	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1501	1480	1655	1645	1644
Att/Det Gar Sqft	300			240	280
Prior Land	\$7,100				
Prior Total	\$62,900				
Comp Land Estimate	\$8,000	\$8,000	\$12,000	\$7,000	\$7,000
Sale Date		9/20/2018	9/1/2020	12/3/2019	8/31/2020
Sale Price		\$77,000	\$99,000	\$100,000	\$121,000
Time Adj Sale Price		\$82,800	\$99,000	\$101,300	\$121,000
TADJSP/SQFT		\$55.95	\$59.82	\$61.58	\$73.60
Total Adj Factors	\$29,400	\$28,200	\$24,000	\$29,200	\$32,500
Adjusted Sale Price		\$84,000	\$104,400	\$101,500	\$117,900
Comparable Estimate	\$107,000 (\$71.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-11	102.37-4-16	102.45-1-4	102.53-3-28	102.45-3-36
Owner	Piontkowski, Joseph D	Hinkle, Monteiro L	Rudolph, Ayesha S	Dang, Be Van	Franasiak, Daniel
Address	106 Wanda Ave	254 Straley Ave	146 Woodell Ave	41 Hedwig 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	30 x 134	60 x 130	30 x 104	60 x 104	40 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1941 / 0	1918 / 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	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	2.0	2.0	2.0
Bedrooms	6	4	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	3 Partial 0	4 Full 0
1st Sty Area	1176	1122	1144	1081	1214
2nd Sty Area	1008	1122	990	1081	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2184	2244	2134	2162	2407
Att/Det Gar Sqft	484	440	342	572	360
Prior Land	\$7,100				
Prior Total	\$76,800				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$10,000	\$8,000
Sale Date		12/31/2019	11/19/2019	10/3/2019	4/3/2020
Sale Price		\$151,000	\$131,000	\$115,000	\$157,500
Time Adj Sale Price		\$153,000	\$133,200	\$117,300	\$158,300
TADJSP/SQFT		\$68.18	\$62.42	\$54.26	\$65.77
Total Adj Factors	\$40,100	\$40,600	\$36,500	\$41,600	\$41,300
Adjusted Sale Price		\$152,500	\$136,800	\$115,800	\$157,100
Comparable Estimate	\$144,000 (\$65.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-10	102.54-1-21	102.45-3-25	102.53-2-9	102.46-2-16
Owner	Garcia, Nicolas D	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Bassett, Brittany N
Address	108 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig Ave	18 Chopin 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 134	60 x 138	30 x 104	30 x 104	50 x 168
Building Style	05 Colonial	08 Old style	08 Old style	08 Old style	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1926 / 0	1927 / 0	1927 / 0	1948 / 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	880	1068	875	1012	888
2nd Sty Area	924	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1804	1655	1645	1644	1308
Att/Det Gar Sqft	440			240	320
Prior Land	\$7,100				
Prior Total	\$99,600				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$7,000	\$12,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	9/1/2020
Sale Price		\$99,000	\$100,000	\$121,000	\$147,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$147,000
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$112.39
Total Adj Factors	\$74,300	\$24,000	\$29,200	\$32,500	\$54,400
Adjusted Sale Price		\$149,300	\$146,400	\$162,800	\$166,900
Comparable Estimate	\$151,000 (\$83.7/SFLA)				\$28,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-9	102.53-3-14	102.37-4-21	102.54-1-21	102.53-2-12
Owner	Phan, Thom Van	Barnes, Carolyn	Babingwa, Watimbwa O	Alam, Muhammad Khur	King, Bernard C
Address	110 Wanda Ave	22 Ridge Park Ave	236 Straley 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 134	30 x 139	30 x 130	60 x 138	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	1920 / 0	1920 / 0	1927 / 0	1926 / 0	1897 / 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 90	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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	3	4	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	3 Partial 0	4 Full 0
1st Sty Area	880	1240	912	1068	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	1430	1480	1193	1655	1645
Att/Det Gar Sqft	320		280		240
Prior Land	\$7,100				
Prior Total	\$64,000				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$12,000	\$7,000
Sale Date		9/20/2018	7/31/2018	9/1/2020	12/3/2019
Sale Price		\$77,000	\$113,200	\$99,000	\$100,000
Time Adj Sale Price		\$82,800	\$123,100	\$99,000	\$101,300
TADJSP/SQFT		\$55.95	\$103.19	\$59.82	\$62.03
Total Adj Factors	\$23,300	\$28,200	\$26,900	\$24,000	\$29,200
Adjusted Sale Price		\$77,900	\$119,500	\$98,300	\$95,400
Comparable Estimate	\$94,000 (\$65.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-8	101.44-2-8	101.36-6-2	101.28-4-13	102.21-7-28
Owner	Kaczorowski, Henry	Meinhold, Kelly C	Gregoire, Todd C	Jackson, Maqus R	Kardas, Christopher M
Address	114 Wanda Ave	120 Alpine Pl	9 Markus Dr	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	60 x 134	51 x 100	54 x 98	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	1950 / 0	1955 / 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 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	1.0	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	1163	1169	988	1130	1085
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1163	1169	988	1130	1085
Att/Det Gar Sqft	720	440	320	352	280
Prior Land	\$11,600				
Prior Total	\$82,170				
Comp Land Estimate	\$12,000	\$9,000	\$10,000	\$8,000	\$9,000
Sale Date		8/19/2020	7/18/2018	5/13/2019	7/18/2018
Sale Price		\$119,900	\$100,000	\$106,000	\$80,000
Time Adj Sale Price		\$119,900	\$108,700	\$109,900	\$87,000
TADJSP/SQFT		\$102.57	\$110.02	\$97.26	\$92.55
Total Adj Factors	\$62,900	\$59,200	\$51,900	\$55,900	\$48,100
Adjusted Sale Price		\$123,600	\$119,700	\$116,900	\$101,800
Comparable Estimate	\$113,000 (\$97.16/SFLA)				

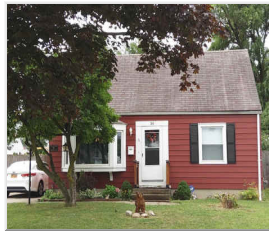
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-32	102.46-2-16	102.21-7-53	91.78-2-24	102.38-4-3
Owner	Pendergrass, Annie J	Bassett, Brittany N	Sims, Cassandra	Kiristitz, Richard J	Brown, Clifton III
Address	115 Wanda Ave	18 Chopin Pl	50 Parkedge Dr	7 St James Rd	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	60 x 136	50 x 168	50 x 130	46 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1950 / 0	1948 / 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	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	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	4 Full 0
1st Sty Area	1484	888	812	750	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	2597	1308	1592	1687	1194
Att/Det Gar Sqft	672	320	350	280	345
Prior Land	\$11,600				
Prior Total	\$132,000				
Comp Land Estimate	\$12,000	\$12,000	\$10,000	\$10,000	\$9,000
Sale Date		9/1/2020	7/30/2019	10/12/2018	6/11/2020
Sale Price		\$147,000	\$102,000	\$125,122	\$126,500
Time Adj Sale Price		\$147,000	\$105,100	\$133,700	\$126,700
TADJSP/SQFT		\$112.39	\$66.02	\$79.25	\$106.11
Total Adj Factors	\$122,400	\$54,400	\$62,700	\$64,700	\$51,200
Adjusted Sale Price		\$215,000	\$164,800	\$191,400	\$197,900
Comparable Estimate	\$189,000 (\$72.78/SFLA)				



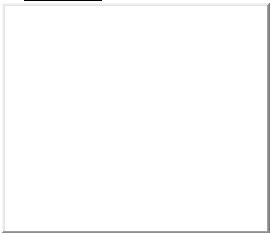
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-33	102.37-4-16	102.45-3-36	101.44-6-8	101.52-3-5	101.60-6-27
Owner	Kisiel, Nicholas D	Hinkle, Monteiro L	Franasiak, Daniel	Kowal, Thomas E Jr	Bird House Holdings LI	Baltimore, Tereka N
Address	121 Wanda Ave	254 Straley Ave	119 Hedwig Ave	54 Wildy Ave	122 Haller 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	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 136	60 x 130	40 x 104	51 x 189	30 x 102	30 x 121
Building Style	04 Cape cod	08 Old style	08 Old style	05 Colonial	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1941 / 0	1927 / 0	1955 / 0	1920 / 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 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	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	6	5	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	4 Full 0
1st Sty Area	1184	1122	1214	1484	1175	1127
2nd Sty Area	1184	1122	1193	837	1099	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2368	2244	2407	2321	2274	2254
Att/Det Gar Sqft	672	440	360	396		
Prior Land	\$11,600					
Prior Total	\$109,900					
Comp Land Estimate	\$12,000	\$12,000	\$8,000	\$12,000	\$7,000	\$7,000
Sale Date		12/31/2019	4/3/2020	9/29/2020	2/6/2020	3/29/2019
Sale Price		\$151,000	\$157,500	\$210,000	\$129,000	\$145,000
Time Adj Sale Price		\$153,000	\$158,300	\$210,000	\$130,100	\$151,300
TADJSP/SQFT		\$68.18	\$65.77	\$90.48	\$57.21	\$67.13
Total Adj Factors	\$106,100	\$40,600	\$41,300	\$87,500	\$35,700	\$35,500
Adjusted Sale Price		\$218,500	\$223,100	\$228,600	\$200,500	\$221,900
Comparable Estimate	\$219,000 (\$92.48/SFLA)					

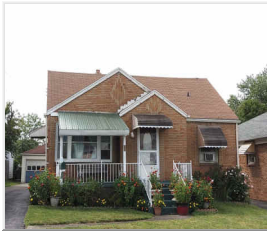
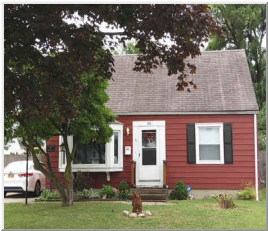


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-7	102.45-2-16	102.53-1-10	102.45-1-17	102.45-5-40	102.37-4-16
Owner	Cwynar, Judith M	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Vincent, Kevin	Hinkle, Monteiro L
Address	122 Wanda Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	129 Reo Ave	254 Straley 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	90 x 134	30 x 104	30 x 104	30 x 104	60 x 134	60 x 130
Building Style	04 Cape cod	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1950 / 0	1930 / 0	1927 / 0	1928 / 0	1927 / 0	1941 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	1.5	1.5	2.0
Bedrooms	6	5	6	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1002	1024	1170	968	1122
2nd Sty Area	0	0	880	0	0	1122
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1889	1862	1904	1774	1573	2244
Att/Det Gar Sqft	400	400	360	400	440	440
Prior Land	\$15,200					
Prior Total	\$84,800					
Comp Land Estimate	\$16,000	\$7,000	\$7,000	\$7,000	\$12,000	\$12,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	6/28/2019	12/31/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$96,000	\$151,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$99,200	\$153,000
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$63.06	\$68.18
Total Adj Factors	\$50,000	\$56,600	\$31,200	\$30,200	\$32,400	\$40,600
Adjusted Sale Price		\$132,400	\$98,800	\$98,300	\$116,800	\$162,400
Comparable Estimate	\$122,000 (\$64.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-34	102.38-4-3	102.46-2-16	102.38-4-2	102.38-5-18
Owner	Jozwiak Gwendolyn R	Brown, Clifton III	Bassett, Brittany N	Garcia Thomas, Jessica	Lawrence, Patrick
Address	125 Wanda Ave	37 Westchester Dr	18 Chopin Pl	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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 136	50 x 100	50 x 168	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	1950 / 0	1952 / 0	1948 / 0	1953 / 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 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	4	3	3	4
Full/Half Baths	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
1st Sty Area	992	864	888	780	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	1232	1194	1308	1110	1143
Att/Det Gar Sqft	280	345	320	368	308
Prior Land	\$10,000				
Prior Total	\$74,000				
Comp Land Estimate	\$10,000	\$9,000	\$12,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/1/2020	9/14/2020	9/14/2018
Sale Price		\$126,500	\$147,000	\$118,500	\$100,000
Time Adj Sale Price		\$126,700	\$147,000	\$118,500	\$107,500
TADJSP/SQFT		\$106.11	\$112.39	\$106.76	\$94.05
Total Adj Factors	\$50,500	\$51,200	\$54,400	\$48,500	\$49,600
Adjusted Sale Price		\$126,000	\$143,100	\$120,500	\$109,800
Comparable Estimate	\$120,000 (\$97.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.46-1-35	102.54-1-21	102.45-3-25	102.53-2-9	102.53-3-14
Owner	Dentice, Frank A	Alam, Muhammad Khur	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn
Address	129 Wanda Ave	39 Wanda Ave	85 Hedwig Ave	38 Hedwig 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	45 x 136	60 x 138	30 x 104	30 x 104	30 x 139
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	1940 / 0	1926 / 0	1927 / 0	1927 / 0	1920 / 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	3 Hot wtr/stm 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	3	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 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	993	1068	875	1012	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	1557	1655	1645	1644	1480
Att/Det Gar Sqft	324			240	
Prior Land	\$10,000				
Prior Total	\$70,500				
Comp Land Estimate	\$10,000	\$12,000	\$7,000	\$7,000	\$8,000
Sale Date		9/1/2020	12/3/2019	8/31/2020	9/20/2018
Sale Price		\$99,000	\$100,000	\$121,000	\$77,000
Time Adj Sale Price		\$99,000	\$101,300	\$121,000	\$82,800
TADJSP/SQFT		\$59.82	\$61.58	\$73.60	\$55.95
Total Adj Factors	\$34,700	\$24,000	\$29,200	\$32,500	\$28,200
Adjusted Sale Price		\$109,700	\$106,800	\$123,200	\$89,300
Comparable Estimate	\$112,000 (\$71.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-6	90.84-2-57	102.45-5-38	102.45-1-4	102.37-4-16
Owner	Talukder, Mohammed A	Lowville Enterprises LL	Ha, Andrew	Rudolph, Ayesha S	Hinkle, Monteiro L
Address	132 Wanda Ave	105 East End Ave	121 Reo Ave	146 Woodell Ave	254 Straley Ave
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	60 x 134	30 x 111	30 x 134	30 x 104	60 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	1920 / 0	1900 / 0	1927 / 0	1900 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	1.5	2.0
Bedrooms	5	5	7	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1311	1400	1674	1268	1144
2nd Sty Area	0	968	1584	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2087	2368	3258	1970	2134
Att/Det Gar Sqft	480	323		360	342
Prior Land	\$11,800				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$7,000	\$0	\$8,000	\$7,000
					\$12,000
Sale Date		11/21/2019	9/3/2019	10/10/2020	11/19/2019
Sale Price		\$74,900	\$166,000	\$110,000	\$131,000
Time Adj Sale Price		\$76,200	\$169,900	\$110,000	\$133,200
TADJSP/SQFT		\$32.18	\$52.15	\$55.84	\$62.42
					\$68.18
Total Adj Factors	\$43,600	\$27,100	\$0	\$30,000	\$36,500
Adjusted Sale Price		\$92,700	\$0	\$123,600	\$140,300
					\$40,600
Comparable Estimate	\$128,000 (\$61.33/SFLA)				\$156,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-5	102.37-3-25	102.38-4-2	102.38-5-15	102.38-4-3
Owner	Nguyen, Tuan Huu	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	134 Wanda Ave	72 Westchester Dr	39 Westchester Dr	20 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	45 x 134	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	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	768	756	780	750	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	988	1086	1110	1080	1143
Att/Det Gar Sqft	484	294	368	308	308
Prior Land	\$10,000				
Prior Total	\$66,700				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$45,000	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$93,800	\$115,000	\$119,800	\$104,300
Comparable Estimate	\$111,000 (\$112.35/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-36	102.37-4-16	102.45-3-36	102.45-1-4	102.53-3-28	101.60-6-27
Owner	Conover Susan S	Hinkle, Monteiro L	Franasiak, Daniel	Rudolph, Ayesha S	Dang, Be Van	Baltimore, Tereka N
Address	137 Wanda Ave	254 Straley Ave	119 Hedwig Ave	146 Woodell Ave	41 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	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 135	60 x 130	40 x 104	30 x 104	60 x 104	30 x 121
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	1925 / 0	1941 / 0	1927 / 0	1918 / 0	1902 / 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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	5	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	3 Partial 0	4 Full 0
1st Sty Area	1128	1122	1214	1144	1081	1127
2nd Sty Area	1100	1122	1193	990	1081	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2228	2244	2407	2134	2162	2254
Att/Det Gar Sqft	744	440	360	342	572	
Prior Land	\$11,600					
Prior Total	\$84,200					
Comp Land Estimate	\$12,000	\$12,000	\$8,000	\$7,000	\$10,000	\$7,000
Sale Date		12/31/2019	4/3/2020	11/19/2019	10/3/2019	3/29/2019
Sale Price		\$151,000	\$157,500	\$131,000	\$115,000	\$145,000
Time Adj Sale Price		\$153,000	\$158,300	\$133,200	\$117,300	\$151,300
TADJSP/SQFT		\$68.18	\$65.77	\$62.42	\$54.26	\$67.13
Total Adj Factors	\$50,600	\$40,600	\$41,300	\$36,500	\$41,600	\$35,500
Adjusted Sale Price		\$163,000	\$167,600	\$147,300	\$126,300	\$166,400
Comparable Estimate	\$154,000 (\$69.12/SFLA)					

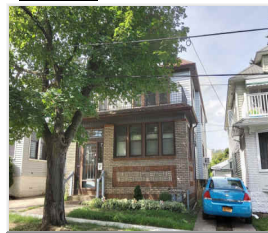


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-5-4	101.36-5-16	101.44-2-4	101.36-14-12	101.44-2-8	101.28-4-13
Owner	Nguyen, Tai	Peri, Gregory	Tydus, Jessica L	Soles, Viola D	Meinhold, Kelly C	Jackson, Maqus R
Address	140 Wanda Ave	365 Pine Ridge Rd	155 Avery Pl	110 Alpine Pl	120 Alpine 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	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 134	65 x 128	79 x 100	76 x 100	51 x 100	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	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	3 Hot wtr/stm No	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	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	1348	1374	1330	1278	1169	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	1348	1374	1330	1278	1169	1130
Att/Det Gar Sqft	280	280	280	273	440	352
Prior Land	\$9,400					
Prior Total	\$69,720					
Comp Land Estimate	\$9,000	\$12,000	\$12,000	\$12,000	\$9,000	\$8,000
Sale Date		1/25/2019	12/24/2019	12/30/2019	8/19/2020	5/13/2019
Sale Price		\$98,000	\$138,100	\$118,400	\$119,900	\$106,000
Time Adj Sale Price		\$102,900	\$139,900	\$120,000	\$119,900	\$109,900
TADJSP/SQFT		\$74.89	\$105.19	\$93.90	\$102.57	\$97.26
Total Adj Factors	\$65,200	\$70,500	\$68,100	\$64,900	\$59,200	\$55,900
Adjusted Sale Price		\$97,600	\$137,000	\$120,300	\$125,900	\$119,200
Comparable Estimate	\$120,000 (\$89.02/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-1-37	102.37-4-21	102.53-2-12	102.53-3-14	102.54-1-21	101.60-5-37
Owner	Duplicki, Robert P	Babingwa, Watimbwa O	King, Bernard C	Barnes, Carolyn	Alam, Muhammad Khur	Canales, Nephtaly
Address	143 Wanda Ave	236 Straley Ave	26 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	60 x 136	30 x 130	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1897 / 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	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	0 / N
Stories	1.3	1.5	1.5	1.3	1.5	1.5
Bedrooms	2	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1029	912	928	1240	1068	856
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	1337	1193	1359	1480	1655	1241
Att/Det Gar Sqft	440	280	240			280
Prior Land	\$11,600					
Prior Total	\$55,000					
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$8,000	\$12,000	\$7,000
Sale Date		7/31/2018	3/29/2019	9/20/2018	9/1/2020	11/21/2019
Sale Price		\$113,200	\$80,750	\$77,000	\$99,000	\$93,500
Time Adj Sale Price		\$123,100	\$84,300	\$82,800	\$99,000	\$95,100
TADJSP/SQFT		\$103.19	\$62.03	\$55.95	\$59.82	\$76.63
Total Adj Factors	\$33,500	\$26,900	\$28,400	\$28,200	\$24,000	\$28,100
Adjusted Sale Price		\$129,700	\$89,400	\$88,100	\$108,500	\$100,500
Comparable Estimate	\$103,000 (\$77.04/SFLA)					

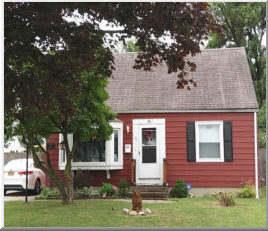
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143001
Print Key	102.46-1-1	102.45-5-38	90.84-2-57	101.28-5-8	112.44-2-39.11
Owner	SGTM Holdings LLC	Ha, Andrew	Lowville Enterprises LL	Frances Dugan, Andrew	Franasiak, Daniel
Address	147 Wanda Ave	121 Reo Ave	105 East End Ave	36 David Ave	119 Hedwig Ave
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	60 x 135	30 x 134	30 x 111	60 x 135	40 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1900 / 0	1915 / 0	1927 / 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 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	7	5	5	6
Full/Half Baths	3 / 0	3 / 0	3 / 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	1610	1674	1400	1624	1214
2nd Sty Area	1150	1584	968	902	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2760	3258	2368	2717	2407
Att/Det Gar Sqft	922		323	462	360
Prior Land	\$11,600				
Prior Total	\$73,040				
Comp Land Estimate	\$12,000	\$0	\$7,000	\$12,000	\$8,000
Sale Date		9/3/2019	11/21/2019	9/16/2019	4/3/2020
Sale Price		\$166,000	\$74,900	\$109,900	\$157,500
Time Adj Sale Price		\$169,900	\$76,200	\$112,500	\$158,300
TADJSP/SQFT		\$52.15	\$32.18	\$41.41	\$65.77
Total Adj Factors	\$38,700	\$0	\$27,100	\$48,100	\$41,300
Adjusted Sale Price		\$0	\$87,800	\$103,100	\$155,700
Comparable Estimate	\$114,000 (\$41.3/SFLA)				\$19,000

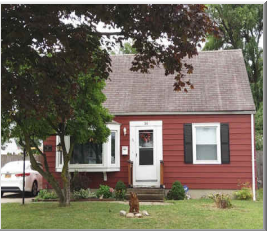
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-5-2	101.28-5-8	102.45-3-36	101.52-3-5	102.45-1-4
Owner	Ton, Ut	Frances Dugan, Andrew	Franasiak, Daniel	Bird House Holdings LI	Rudolph, Ayesha S
Address	150 Wanda Ave	36 David Ave	119 Hedwig Ave	122 Haller 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 134	60 x 135	40 x 104	30 x 102	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	1917 / 0	1915 / 0	1927 / 0	1941 / 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 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	5	5	6	4	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	2904	1624	1214	1175	1144
2nd Sty Area	1368	902	1193	1099	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	4272	2717	2407	2244	2134
Att/Det Gar Sqft	591	462	360	440	342
Prior Land	\$11,600				
Prior Total	\$106,000				
Comp Land Estimate	\$12,000	\$12,000	\$8,000	\$12,000	\$7,000
Sale Date		9/16/2019	4/3/2020	12/31/2019	2/6/2020
Sale Price		\$109,900	\$157,500	\$151,000	\$129,000
Time Adj Sale Price		\$112,500	\$158,300	\$153,000	\$130,100
TADJSP/SQFT		\$41.41	\$65.77	\$68.18	\$57.21
Total Adj Factors	\$67,000	\$48,100	\$41,300	\$40,600	\$35,700
Adjusted Sale Price		\$131,400	\$184,000	\$179,400	\$161,400
Comparable Estimate	\$164,000 (\$38.39/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-11	91.78-2-24	102.46-2-16	102.21-7-53	102.38-4-3	102.38-5-18
Owner	Martin, Scott W	Kiristitz, Richard J	Bassett, Brittany N	Sims, Cassandra	Brown, Clifton III	Lawrence, Patrick
Address	5 Westchester Dr	7 St James Rd	18 Chopin Pl	50 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	100 x 65	46 x 130	50 x 168	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1948 / 0	1948 / 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	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	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	1415	750	888	812	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	1910	1687	1308	1592	1194	1143
Att/Det Gar Sqft		280	320	350	345	308
Prior Land	\$12,500					
Prior Total	\$99,600					
Comp Land Estimate	\$12,000	\$10,000	\$12,000	\$10,000	\$9,000	\$9,000
Sale Date		10/12/2018	9/1/2020	7/30/2019	6/11/2020	9/14/2018
Sale Price		\$125,122	\$147,000	\$102,000	\$126,500	\$100,000
Time Adj Sale Price		\$133,700	\$147,000	\$105,100	\$126,700	\$107,500
TADJSP/SQFT		\$79.25	\$112.39	\$66.02	\$106.11	\$94.05
Total Adj Factors	\$72,900	\$64,700	\$54,400	\$62,700	\$51,200	\$48,200
Adjusted Sale Price		\$141,900	\$165,500	\$115,300	\$148,400	\$132,200
Comparable Estimate	\$141,000 (\$73.82/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-5-12	102.38-5-15	102.38-4-2	102.38-5-18	102.38-4-3
Owner	Allen, Lori A	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Brown, Clifton III
Address	6 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 Westchester 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	64 x 100	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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1951 / 0	1953 / 0	1953 / 0	1955 / 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 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	4	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	780	750	780	802	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	1110	1080	1110	1143	1194
Att/Det Gar Sqft		308	368	308	345
Prior Land	\$11,800				
Prior Total	\$68,500				
Comp Land Estimate	\$11,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	6/11/2020
Sale Price		\$119,000	\$118,500	\$100,000	\$126,500
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$126,700
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$106.11
Total Adj Factors	\$46,200	\$47,000	\$48,500	\$48,200	\$51,200
Adjusted Sale Price		\$121,000	\$116,200	\$105,500	\$121,700
Comparable Estimate	\$112,000 (\$100.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-4-10	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Kwitzer, Kenneth	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	11 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1953 / 0	1955 / 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 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	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	668	750	780	802	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	987	1080	1110	1143	1086
Att/Det Gar Sqft	484	308	368	308	294
Prior Land	\$10,400				
Prior Total	\$76,900				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$46,400	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$121,200	\$116,400	\$105,700	\$95,200
Comparable Estimate	\$112,000 (\$113.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-5-13	102.38-5-18	102.38-5-15	102.38-4-2	102.38-4-3
Owner	Pogorzelski, Michael D	Lawrence, Patrick	Fortini, Jonathan	Garcia Thomas, Jessica	Brown, Clifton III
Address	12 Westchester Dr	30 Westchester Dr	20 Westchester Dr	39 Westchester 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 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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1953 / 0	1953 / 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 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	1.5	1.5	1.5
Bedrooms	3	4	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	862	802	750	780	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	1142	1143	1080	1110	1194
Att/Det Gar Sqft	440	308	308	368	345
Prior Land	\$10,400				
Prior Total	\$72,700				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2018	9/13/2019	9/14/2020	6/11/2020
Sale Price		\$100,000	\$119,000	\$118,500	\$126,500
Time Adj Sale Price		\$107,500	\$121,800	\$118,500	\$126,700
TADJSP/SQFT		\$94.05	\$112.78	\$106.76	\$106.11
Total Adj Factors	\$49,300	\$48,200	\$47,000	\$48,500	\$51,200
Adjusted Sale Price		\$108,600	\$124,100	\$119,300	\$124,800
Comparable Estimate	\$115,000 (\$100.7/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-5-14	102.38-4-3	102.46-2-16	102.38-5-18	102.38-5-15	102.38-4-2
Owner	Scarafia, Jennifer E	Brown, Clifton III	Bassett, Brittany N	Lawrence, Patrick	Fortini, Jonathan	Garcia Thomas, Jessica
Address	16 Westchester Dr	37 Westchester Dr	18 Chopin Pl	30 Westchester Dr	20 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	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 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	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	1955 / 0	1952 / 0	1948 / 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	1 / 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	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	970	864	888	802	750	780
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	1300	1194	1308	1143	1080	1110
Att/Det Gar Sqft	308	345	320	308	308	368
Prior Land	\$10,400					
Prior Total	\$78,200					
Comp Land Estimate	\$9,000	\$9,000	\$12,000	\$9,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/1/2020	9/14/2018	9/13/2019	9/14/2020
Sale Price		\$126,500	\$147,000	\$100,000	\$119,000	\$118,500
Time Adj Sale Price		\$126,700	\$147,000	\$107,500	\$121,800	\$118,500
TADJSP/SQFT		\$106.11	\$112.39	\$94.05	\$112.78	\$106.76
Total Adj Factors	\$55,600	\$51,200	\$54,400	\$48,200	\$47,000	\$48,500
Adjusted Sale Price		\$131,100	\$148,200	\$114,900	\$130,400	\$125,600
Comparable Estimate	\$130,000 (\$100/SFLA)					

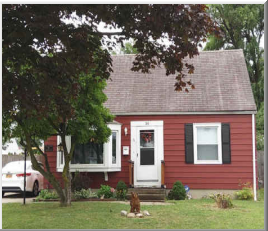


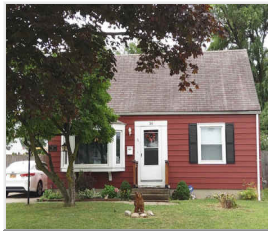
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-9	102.46-2-16	102.38-4-3	102.38-5-18	102.38-5-15	102.38-4-2
Owner	Prishel, Rosemary	Bassett, Brittany N	Brown, Clifton III	Lawrence, Patrick	Fortini, Jonathan	Garcia Thomas, Jessica
Address	17 Westchester Dr	18 Chopin Pl	37 Westchester Dr	30 Westchester Dr	20 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	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 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	1950 / 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	3	3	4	4	3	3
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	876	888	864	802	750	780
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	1371	1308	1194	1143	1080	1110
Att/Det Gar Sqft	280	320	345	308	308	368
Prior Land	\$10,400					
Prior Total	\$82,800					
Comp Land Estimate	\$9,000	\$12,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	9/14/2018	9/13/2019	9/14/2020
Sale Price		\$147,000	\$126,500	\$100,000	\$119,000	\$118,500
Time Adj Sale Price		\$147,000	\$126,700	\$107,500	\$121,800	\$118,500
TADJSP/SQFT		\$112.39	\$106.11	\$94.05	\$112.78	\$106.76
Total Adj Factors	\$56,200	\$54,400	\$51,200	\$48,200	\$47,000	\$48,500
Adjusted Sale Price		\$148,800	\$131,700	\$115,500	\$131,000	\$126,200
Comparable Estimate	\$131,000 (\$95.55/SFLA)					

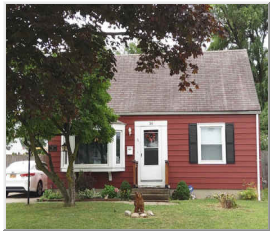


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-5-15	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25	102.38-4-3
Owner	Fortini, Jonathan	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca	Brown, Clifton III
Address	20 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 Westchester Dr	72 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1953 / 0	1955 / 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 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	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	4	3	4
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	4 Full 0
1st Sty Area	750	750	780	802	756	864
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	1080	1080	1110	1143	1086	1194
Att/Det Gar Sqft	308	308	368	308	294	345
Prior Land	\$10,400					
Prior Total	\$64,500					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018	6/11/2020
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000	\$126,500
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500	\$126,700
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10	\$106.11
Total Adj Factors	\$47,000	\$47,000	\$48,500	\$48,200	\$44,700	\$51,200
Adjusted Sale Price		\$121,800	\$117,000	\$106,300	\$95,800	\$122,500
Comparable Estimate	\$113,000 (\$104.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-4-8	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Hess, Steven A	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	21 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 100	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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1953 / 0	1955 / 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 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	4	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	660	750	780	802	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	990	1080	1110	1143	1086
Att/Det Gar Sqft		308	368	308	294
Prior Land	\$10,900				
Prior Total	\$72,600				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$41,300	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$116,100	\$111,300	\$100,600	\$90,100
Comparable Estimate	\$107,000 (\$108.08/SFLA)				

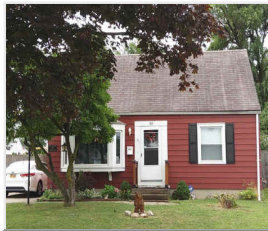
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-5-16	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Borden, Danielle L	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	24 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition
Year Built/Eff Yr Built	1948 / 0	1953 / 0	1953 / 0	1955 / 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 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	4	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	660	750	780	802	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	990	1080	1110	1143	1086
Att/Det Gar Sqft	280	308	368	308	294
Prior Land	\$10,400				
Prior Total	\$75,600				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$43,200	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$118,000	\$113,200	\$102,500	\$92,000
Comparable Estimate	\$109,000 (\$110.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-4-7	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Parisi, Donna M	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	25 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1953 / 0	1955 / 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 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	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	660	750	780	802	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	990	1080	1110	1143	1086
Att/Det Gar Sqft	320	308	368	308	294
Prior Land	\$10,400				
Prior Total	\$75,800				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$43,500	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$118,300	\$113,500	\$102,800	\$92,300
Comparable Estimate	\$109,000 (\$110.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-5-17	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Piechaczek, Paul	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	26 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1953 / 0	1955 / 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 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	4	3
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	853	750	780	802	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	853	1080	1110	1143	1086
Att/Det Gar Sqft	294	308	368	308	294
Prior Land	\$10,400				
Prior Total	\$61,900				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$39,000	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$113,800	\$109,000	\$98,300	\$87,800
Comparable Estimate	\$105,000 (\$123.09/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-6	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25	102.38-4-3
Owner	Pilski Brian	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca	Brown, Clifton III
Address	27 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 Westchester Dr	72 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1953 / 0	1955 / 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 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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	4	3	4
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	4 Full 0
1st Sty Area	660	750	780	802	756	864
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	990	1080	1110	1143	1086	1194
Att/Det Gar Sqft	360	308	368	308	294	345
Prior Land	\$10,400					
Prior Total	\$66,700					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018	6/11/2020
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000	\$126,500
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500	\$126,700
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10	\$106.11
Total Adj Factors	\$43,800	\$47,000	\$48,500	\$48,200	\$44,700	\$51,200
Adjusted Sale Price		\$118,600	\$113,800	\$103,100	\$92,600	\$119,300
Comparable Estimate	\$109,000 (\$110.1/SFLA)					

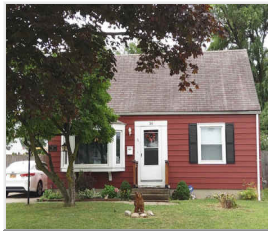
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-5-18	102.38-5-18	102.38-4-2	102.38-4-3	102.38-5-15	102.37-3-25
Owner	Lawrence, Patrick	Lawrence, Patrick	Garcia Thomas, Jessica	Brown, Clifton III	Fortini, Jonathan	Bartnik, Rebecca
Address	30 Westchester Dr	30 Westchester Dr	39 Westchester Dr	37 Westchester Dr	20 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 100	50 x 100	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	04 Composition
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1952 / 0	1953 / 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 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 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	802	802	780	864	750	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	1143	1143	1110	1194	1080	1086
Att/Det Gar Sqft	308	308	368	345	308	294
Prior Land	\$10,400					
Prior Total	\$73,100					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2018	9/14/2020	6/11/2020	9/13/2019	9/25/2018
Sale Price		\$100,000	\$118,500	\$126,500	\$119,000	\$87,000
Time Adj Sale Price		\$107,500	\$118,500	\$126,700	\$121,800	\$93,500
TADJSP/SQFT		\$94.05	\$106.76	\$106.11	\$112.78	\$86.10
Total Adj Factors	\$48,200	\$48,200	\$48,500	\$51,200	\$47,000	\$44,700
Adjusted Sale Price		\$107,500	\$118,200	\$123,700	\$123,000	\$97,000
Comparable Estimate	\$114,000 (\$99.74/SFLA)					

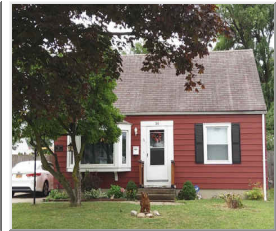


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-5	102.38-4-2	102.38-5-18	102.38-5-15	102.38-4-3	102.37-3-25
Owner	Cecere, Michael	Garcia Thomas, Jessica	Lawrence, Patrick	Fortini, Jonathan	Brown, Clifton III	Bartnik, Rebecca
Address	31 Westchester Dr	39 Westchester Dr	30 Westchester Dr	20 Westchester 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 100	50 x 100	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	04 Composition
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1955 / 0	1953 / 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 Yes	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	1.5
Bedrooms	4	3	4	3	4	3
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	780	780	802	750	864	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	1110	1110	1143	1080	1194	1086
Att/Det Gar Sqft	506	368	308	308	345	294
Prior Land	\$10,400					
Prior Total	\$73,100					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/14/2018	9/13/2019	6/11/2020	9/25/2018
Sale Price		\$118,500	\$100,000	\$119,000	\$126,500	\$87,000
Time Adj Sale Price		\$118,500	\$107,500	\$121,800	\$126,700	\$93,500
TADJSP/SQFT		\$106.76	\$94.05	\$112.78	\$106.11	\$86.10
Total Adj Factors	\$48,800	\$48,500	\$48,200	\$47,000	\$51,200	\$44,700
Adjusted Sale Price		\$118,800	\$108,100	\$123,600	\$124,300	\$97,600
Comparable Estimate	\$114,000 (\$102.7/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-5-19	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25	102.38-4-3
Owner	Galuszka, Patricia A	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca	Brown, Clifton III
Address	32 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 Westchester Dr	72 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1953 / 0	1955 / 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 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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	4	3	4
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	4 Full 0
1st Sty Area	682	750	780	802	756	864
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	1023	1080	1110	1143	1086	1194
Att/Det Gar Sqft	352	308	368	308	294	345
Prior Land	\$10,400					
Prior Total	\$67,500					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018	6/11/2020
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000	\$126,500
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500	\$126,700
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10	\$106.11
Total Adj Factors	\$44,800	\$47,000	\$48,500	\$48,200	\$44,700	\$51,200
Adjusted Sale Price		\$119,600	\$114,800	\$104,100	\$93,600	\$120,300
Comparable Estimate	\$110,000 (\$107.53/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-4-4	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Cennane, Vincent	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	33 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1953 / 0	1955 / 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 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	4	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	660	750	780	802	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	990	1080	1110	1143	1086
Att/Det Gar Sqft	345	308	368	308	294
Prior Land	\$10,400				
Prior Total	\$76,100				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$42,200	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$117,000	\$112,200	\$101,500	\$91,000
Comparable Estimate	\$108,000 (\$109.09/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.38-5-20	102.38-5-15	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Robinson, Gary A	Fortini, Jonathan	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	36 Westchester Dr	20 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1953 / 0	1955 / 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 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	4	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	660	750	780	802	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	990	1080	1110	1143	1086
Att/Det Gar Sqft	280	308	368	308	294
Prior Land	\$10,400				
Prior Total	\$77,500				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/13/2019	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$119,000	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$121,800	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$112.78	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$43,200	\$47,000	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$118,000	\$113,200	\$102,500	\$92,000
Comparable Estimate	\$109,000 (\$110.1/SFLA)				



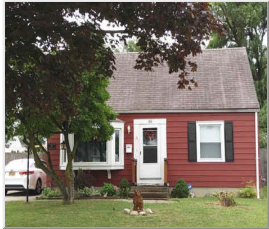
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-3	102.38-4-3	102.38-5-18	102.38-4-2	102.38-5-15	102.37-3-25
Owner	Brown, Clifton	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Fortini, Jonathan	Bartnik, Rebecca
Address	37 Westchester Dr	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr	20 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 100	50 x 100	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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1955 / 0	1953 / 0	1953 / 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 Yes	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	4	4	3	3	3
Full/Half Baths	1 / 1	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	864	864	802	780	750	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	1194	1194	1143	1110	1080	1086
Att/Det Gar Sqft	345	345	308	368	308	294
Prior Land	\$10,400					
Prior Total	\$76,500					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/14/2018	9/14/2020	9/13/2019	9/25/2018
Sale Price		\$126,500	\$100,000	\$118,500	\$119,000	\$87,000
Time Adj Sale Price		\$126,700	\$107,500	\$118,500	\$121,800	\$93,500
TADJSP/SQFT		\$106.11	\$94.05	\$106.76	\$112.78	\$86.10
Total Adj Factors	\$51,200	\$51,200	\$48,200	\$48,500	\$47,000	\$44,700
Adjusted Sale Price		\$126,700	\$110,500	\$121,200	\$126,000	\$100,000
Comparable Estimate	\$117,000 (\$97.99/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-5-21	102.38-4-3	102.38-5-18	102.38-4-2	102.46-2-16	102.38-5-15
Owner	Travers, Kathleen	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Bassett, Brittany N	Fortini, Jonathan
Address	38 Westchester Dr	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr	18 Chopin Pl	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 100	50 x 100	50 x 100	50 x 100	50 x 168	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	1952 / 0	1952 / 0	1955 / 0	1953 / 0	1948 / 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 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	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 1	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	754	864	802	780	888	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	1265	1194	1143	1110	1308	1080
Att/Det Gar Sqft	308	345	308	368	320	308
Prior Land	\$10,400					
Prior Total	\$82,800					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$12,000	\$9,000
Sale Date		6/11/2020	9/14/2018	9/14/2020	9/1/2020	9/13/2019
Sale Price		\$126,500	\$100,000	\$118,500	\$147,000	\$119,000
Time Adj Sale Price		\$126,700	\$107,500	\$118,500	\$147,000	\$121,800
TADJSP/SQFT		\$106.11	\$94.05	\$106.76	\$112.39	\$112.78
Total Adj Factors	\$54,500	\$51,200	\$48,200	\$48,500	\$54,400	\$47,000
Adjusted Sale Price		\$130,000	\$113,800	\$124,500	\$147,100	\$129,300
Comparable Estimate	\$129,000 (\$101.98/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-2	102.38-4-2	102.38-5-18	102.38-5-15	102.38-4-3	102.37-3-25
Owner	Garcia Thomas, Jessica	Garcia Thomas, Jessica	Lawrence, Patrick	Fortini, Jonathan	Brown, Clifton III	Bartnik, Rebecca
Address	39 Westchester Dr	39 Westchester Dr	30 Westchester Dr	20 Westchester 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 100	50 x 100	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	04 Composition
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1955 / 0	1953 / 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 Yes	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	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	4	3	4	3
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	780	780	802	750	864	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	1110	1110	1143	1080	1194	1086
Att/Det Gar Sqft	368	368	308	308	345	294
Prior Land	\$10,400					
Prior Total	\$72,900					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/14/2018	9/13/2019	6/11/2020	9/25/2018
Sale Price		\$118,500	\$100,000	\$119,000	\$126,500	\$87,000
Time Adj Sale Price		\$118,500	\$107,500	\$121,800	\$126,700	\$93,500
TADJSP/SQFT		\$106.76	\$94.05	\$112.78	\$106.11	\$86.10
Total Adj Factors	\$48,500	\$48,500	\$48,200	\$47,000	\$51,200	\$44,700
Adjusted Sale Price		\$118,500	\$107,800	\$123,300	\$124,000	\$97,300
Comparable Estimate	\$114,000 (\$102.7/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	102.38-5-22	102.38-5-18	102.38-4-3	102.38-4-2	102.38-5-15	102.37-3-25
Owner	Zolnowski, Sheri A	Lawrence, Patrick	Brown, Clifton III	Garcia Thomas, Jessica	Fortini, Jonathan	Bartnik, Rebecca
Address	42 Westchester Dr	30 Westchester Dr	37 Westchester Dr	39 Westchester Dr	20 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 100	50 x 100	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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1952 / 0	1953 / 0	1953 / 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 Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	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	660	802	864	780	750	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	1155	1143	1194	1110	1080	1086
Att/Det Gar Sqft	440	308	345	368	308	294
Prior Land	\$10,400					
Prior Total	\$77,900					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2018	6/11/2020	9/14/2020	9/13/2019	9/25/2018
Sale Price		\$100,000	\$126,500	\$118,500	\$119,000	\$87,000
Time Adj Sale Price		\$107,500	\$126,700	\$118,500	\$121,800	\$93,500
TADJSP/SQFT		\$94.05	\$106.11	\$106.76	\$112.78	\$86.10
Total Adj Factors	\$50,700	\$48,200	\$51,200	\$48,500	\$47,000	\$44,700
Adjusted Sale Price		\$110,000	\$126,200	\$120,700	\$125,500	\$99,500
Comparable Estimate	\$116,000 (\$100.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.38-4-1	102.38-4-2	102.38-5-15	102.37-3-25	102.38-5-18	102.38-4-3
Owner	Schweigert, Deborah A	Garcia Thomas, Jessica	Fortini, Jonathan	Bartnik, Rebecca	Lawrence, Patrick	Brown, Clifton III
Address	43 Westchester Dr	39 Westchester Dr	20 Westchester Dr	72 Westchester Dr	30 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1953 / 0	1952 / 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 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 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	4	4
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	4 Full 0
1st Sty Area	780	780	750	756	802	864
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	780	1110	1080	1086	1143	1194
Att/Det Gar Sqft	368	368	308	294	308	345
Prior Land	\$10,400					
Prior Total	\$59,400					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/13/2019	9/25/2018	9/14/2018	6/11/2020
Sale Price		\$118,500	\$119,000	\$87,000	\$100,000	\$126,500
Time Adj Sale Price		\$118,500	\$121,800	\$93,500	\$107,500	\$126,700
TADJSP/SQFT		\$106.76	\$112.78	\$86.10	\$94.05	\$106.11
Total Adj Factors	\$37,300	\$48,500	\$47,000	\$44,700	\$48,200	\$51,200
Adjusted Sale Price		\$107,300	\$112,100	\$86,100	\$96,600	\$112,800
Comparable Estimate	\$103,000 (\$132.05/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-3-16	102.38-4-2	102.38-5-18	102.38-5-15	102.37-3-25	102.38-4-3
Owner	Brunetto, Sharon L	Garcia Thomas, Jessica	Lawrence, Patrick	Fortini, Jonathan	Bartnik, Rebecca	Brown, Clifton III
Address	44 Westchester Dr	39 Westchester Dr	30 Westchester Dr	20 Westchester Dr	72 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1955 / 0	1953 / 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 Yes	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	1.5
Bedrooms	3	3	4	3	3	4
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	4 Full 0
1st Sty Area	780	780	802	750	756	864
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	1110	1110	1143	1080	1086	1194
Att/Det Gar Sqft	280	368	308	308	294	345
Prior Land	\$10,400					
Prior Total	\$72,700					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/14/2018	9/13/2019	9/25/2018	6/11/2020
Sale Price		\$118,500	\$100,000	\$119,000	\$87,000	\$126,500
Time Adj Sale Price		\$118,500	\$107,500	\$121,800	\$93,500	\$126,700
TADJSP/SQFT		\$106.76	\$94.05	\$112.78	\$86.10	\$106.11
Total Adj Factors	\$47,000	\$48,500	\$48,200	\$47,000	\$44,700	\$51,200
Adjusted Sale Price		\$117,000	\$106,300	\$121,800	\$95,800	\$122,500
Comparable Estimate	\$113,000 (\$101.8/SFLA)					



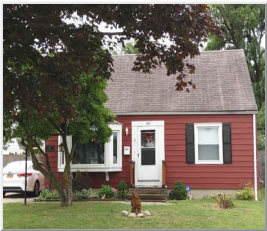
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-4-15	102.38-4-3	102.38-5-18	102.38-4-2	102.46-2-16	102.38-5-15
Owner	Schultz, Martin J	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Bassett, Brittany N	Fortini, Jonathan
Address	45 Westchester Dr	37 Westchester Dr	30 Westchester Dr	39 Westchester Dr	18 Chopin Pl	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 100	50 x 100	50 x 100	50 x 100	50 x 168	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	1955 / 0	1952 / 0	1955 / 0	1953 / 0	1948 / 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 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	864	802	780	888	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	1278	1194	1143	1110	1308	1080
Att/Det Gar Sqft	484	345	308	368	320	308
Prior Land	\$10,400					
Prior Total	\$79,000					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$12,000	\$9,000
Sale Date		6/11/2020	9/14/2018	9/14/2020	9/1/2020	9/13/2019
Sale Price		\$126,500	\$100,000	\$118,500	\$147,000	\$119,000
Time Adj Sale Price		\$126,700	\$107,500	\$118,500	\$147,000	\$121,800
TADJSP/SQFT		\$106.11	\$94.05	\$106.76	\$112.39	\$112.78
Total Adj Factors	\$53,900	\$51,200	\$48,200	\$48,500	\$54,400	\$47,000
Adjusted Sale Price		\$129,400	\$113,200	\$123,900	\$146,500	\$128,700
Comparable Estimate	\$128,000 (\$100.16/SFLA)					

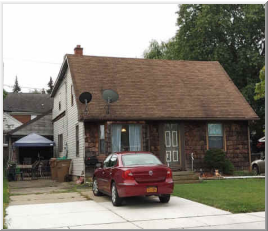


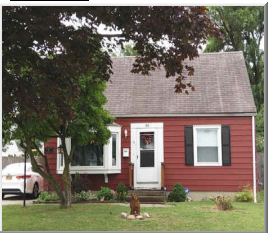
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-3-17	102.38-4-2	102.37-3-25	102.38-5-15	102.38-5-18	102.38-4-3
Owner	Freeman, Deanna	Garcia Thomas, Jessica	Bartnik, Rebecca	Fortini, Jonathan	Lawrence, Patrick	Brown, Clifton III
Address	48 Westchester Dr	39 Westchester Dr	72 Westchester Dr	20 Westchester Dr	30 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1952 / 0	1953 / 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 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	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	4	4
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	4 Full 0
1st Sty Area	660	780	756	750	802	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0	0 0
SFLA	990	1110	1086	1080	1143	1194
Att/Det Gar Sqft	294	368	294	308	308	345
Prior Land	\$10,400					
Prior Total	\$73,600					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/25/2018	9/13/2019	9/14/2018	6/11/2020
Sale Price		\$118,500	\$87,000	\$119,000	\$100,000	\$126,500
Time Adj Sale Price		\$118,500	\$93,500	\$121,800	\$107,500	\$126,700
TADJSP/SQFT		\$106.76	\$86.10	\$112.78	\$94.05	\$106.11
Total Adj Factors	\$43,500	\$48,500	\$44,700	\$47,000	\$48,200	\$51,200
Adjusted Sale Price		\$113,500	\$92,300	\$118,300	\$102,800	\$119,000
Comparable Estimate	\$109,000 (\$110.1/SFLA)					

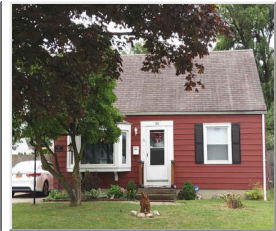


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-4-14	102.38-4-2	102.38-5-15	102.37-3-25	102.38-5-18	102.38-4-3
Owner	Malinowski, John T	Garcia Thomas, Jessica	Fortini, Jonathan	Bartnik, Rebecca	Lawrence, Patrick	Brown, Clifton III
Address	49 Westchester Dr	39 Westchester Dr	20 Westchester Dr	72 Westchester Dr	30 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1953 / 0	1952 / 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 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 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	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	4 Full 0
1st Sty Area	660	780	750	756	802	864
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	990	1110	1080	1086	1143	1194
Att/Det Gar Sqft	280	368	308	294	308	345
Prior Land	\$10,400					
Prior Total	\$78,300					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/14/2020	9/13/2019	9/25/2018	9/14/2018	6/11/2020
Sale Price		\$118,500	\$119,000	\$87,000	\$100,000	\$126,500
Time Adj Sale Price		\$118,500	\$121,800	\$93,500	\$107,500	\$126,700
TADJSP/SQFT		\$106.76	\$112.78	\$86.10	\$94.05	\$106.11
Total Adj Factors	\$41,700	\$48,500	\$47,000	\$44,700	\$48,200	\$51,200
Adjusted Sale Price		\$111,700	\$116,500	\$90,500	\$101,000	\$117,200
Comparable Estimate	\$107,000 (\$108.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-18	102.38-4-3	102.38-5-18	102.38-4-2	102.37-3-25
Owner	Fink Jeffrey	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Bartnik, Rebecca
Address	50 Westchester Dr	37 Westchester Dr	30 Westchester Dr	39 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
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 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	1952 / 0	1952 / 0	1955 / 0	1953 / 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	1.5	1.5
Bedrooms	3	4	4	3	3
Full/Half Baths	2 / 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
1st Sty Area	910	864	802	780	756
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0
SFLA	1240	1194	1143	1110	1086
Att/Det Gar Sqft	308	345	308	368	294
Prior Land	\$10,400				
Prior Total	\$83,100				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/14/2018	9/14/2020	9/25/2018
Sale Price		\$126,500	\$100,000	\$118,500	\$87,000
Time Adj Sale Price		\$126,700	\$107,500	\$118,500	\$93,500
TADJSP/SQFT		\$106.11	\$94.05	\$106.76	\$86.10
Total Adj Factors	\$54,000	\$51,200	\$48,200	\$48,500	\$44,700
Adjusted Sale Price		\$129,500	\$113,300	\$124,000	\$102,800
Comparable Estimate	\$120,000 (\$96.77/SFLA)				

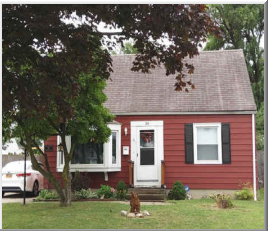
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-13	102.21-7-53	91.78-2-24	102.38-4-3	102.46-2-16
Owner	Martinelli, Nicholas W	Sims, Cassandra	Kiristitz, Richard J	Brown, Clifton III	Bassett, Brittany N
Address	51 Westchester Dr	50 Parkedge Dr	7 St James Rd	37 Westchester Dr	18 Chopin 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	46 x 130	50 x 100	50 x 168
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	1955 / 0	1950 / 0	1948 / 0	1952 / 0	1948 / 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	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1130	812	750	864	888
2nd Sty Area	810	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1940	1592	1687	1194	1308
Att/Det Gar Sqft	400	350	280	345	320
Prior Land	\$10,400				
Prior Total	\$101,260				
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$9,000	\$12,000
Sale Date		7/30/2019	10/12/2018	6/11/2020	9/1/2020
Sale Price		\$102,000	\$125,122	\$126,500	\$147,000
Time Adj Sale Price		\$105,100	\$133,700	\$126,700	\$147,000
TADJSP/SQFT		\$66.02	\$79.25	\$106.11	\$112.39
Total Adj Factors	\$76,600	\$62,700	\$64,700	\$51,200	\$54,400
Adjusted Sale Price		\$119,000	\$145,600	\$152,100	\$169,200
Comparable Estimate	\$143,000 (\$73.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-19	102.37-3-25	102.38-4-2	102.38-5-15	102.38-5-18
Owner	Moch, Patricia	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	54 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	660	756	780	750	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	990	1086	1110	1080	1143
Att/Det Gar Sqft		294	368	308	308
Prior Land	\$10,400				
Prior Total	\$70,100				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$41,000	\$44,700	\$48,500	\$47,000	\$51,200
Adjusted Sale Price		\$89,800	\$111,000	\$115,800	\$116,500
Comparable Estimate	\$107,000 (\$108.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-12	102.37-3-25	102.38-4-2	102.38-5-15	102.38-5-18
Owner	Thang, Liang	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	55 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	660	756	780	750	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	990	1086	1110	1080	1143
Att/Det Gar Sqft	396	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$78,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$42,600	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$91,400	\$112,600	\$117,400	\$101,900
Comparable Estimate	\$108,000 (\$109.09/SFLA)				

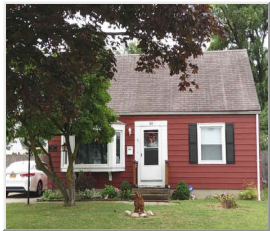


Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-20	102.37-3-25	102.38-4-2	102.38-5-15	102.38-4-3
Owner	Myers, Timothy M Jr	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	58 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	708	756	780	750	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	1086	1110	1080	1143
Att/Det Gar Sqft	440	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$66,700				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$46,900	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$95,700	\$116,900	\$121,700	\$106,200
Comparable Estimate	\$113,000 (\$105.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-11	102.38-4-3	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Dzienciol, Keith S	Brown, Clifton III	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	59 Westchester Dr	37 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1955 / 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 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	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	862	864	780	802	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	1192	1194	1110	1143	1086
Att/Det Gar Sqft		345	368	308	294
Prior Land	\$10,400				
Prior Total	\$72,600				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$126,500	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$126,700	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$106.11	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$45,500	\$51,200	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$121,000	\$115,500	\$104,800	\$94,300
Comparable Estimate	\$111,000 (\$93.12/SFLA)				

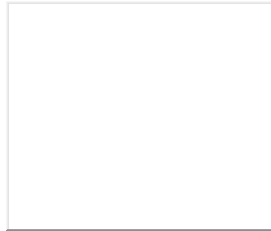


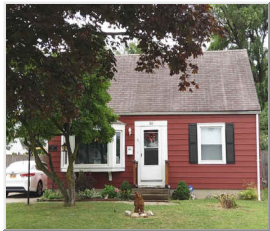
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-21	102.37-3-25	102.38-4-2	102.38-5-15	102.38-5-18
Owner	Monkhouse, John J	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	60 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	660	756	780	750	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	990	1086	1110	1080	1143
Att/Det Gar Sqft	280	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$77,600				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$43,200	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$92,000	\$113,200	\$118,000	\$102,500
Comparable Estimate	\$109,000 (\$110.1/SFLA)				

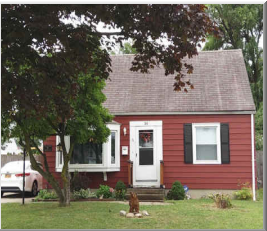
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-10	102.38-4-3	102.38-4-2	102.38-5-18	102.37-3-25
Owner	Walters, Kim	Brown, Clifton III	Garcia Thomas, Jessica	Lawrence, Patrick	Bartnik, Rebecca
Address	61 Westchester Dr	37 Westchester Dr	39 Westchester Dr	30 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
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 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1953 / 0	1955 / 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 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	4	3	4	3
Full/Half Baths	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
1st Sty Area	888	864	780	802	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	1218	1194	1110	1143	1086
Att/Det Gar Sqft	352	345	368	308	294
Prior Land	\$10,400				
Prior Total	\$78,500				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/14/2020	9/14/2018	9/25/2018
Sale Price		\$126,500	\$118,500	\$100,000	\$87,000
Time Adj Sale Price		\$126,700	\$118,500	\$107,500	\$93,500
TADJSP/SQFT		\$106.11	\$106.76	\$94.05	\$86.10
Total Adj Factors	\$50,000	\$51,200	\$48,500	\$48,200	\$44,700
Adjusted Sale Price		\$125,500	\$120,000	\$109,300	\$98,800
Comparable Estimate	\$116,000 (\$95.24/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-3-22	102.38-4-3	102.37-3-25	102.38-5-18	102.38-4-2	102.38-5-15
Owner	Rosati, Irmgard	Brown, Clifton III	Bartnik, Rebecca	Lawrence, Patrick	Garcia Thomas, Jessica	Fortini, Jonathan
Address	64 Westchester Dr	37 Westchester Dr	72 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 100	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 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 No	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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	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	864	864	756	802	780	750
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 0	0 0	0 0	0 0	0 0
SFLA	1194	1194	1086	1143	1110	1080
Att/Det Gar Sqft	484	345	294	308	368	308
Prior Land	\$10,400					
Prior Total	\$80,800					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/25/2018	9/14/2018	9/14/2020	9/13/2019
Sale Price		\$126,500	\$87,000	\$100,000	\$118,500	\$119,000
Time Adj Sale Price		\$126,700	\$93,500	\$107,500	\$118,500	\$121,800
TADJSP/SQFT		\$106.11	\$86.10	\$94.05	\$106.76	\$112.78
Total Adj Factors	\$53,000	\$51,200	\$44,700	\$48,200	\$48,500	\$47,000
Adjusted Sale Price		\$128,500	\$101,800	\$112,300	\$123,000	\$127,800
Comparable Estimate	\$119,000 (\$99.66/SFLA)					

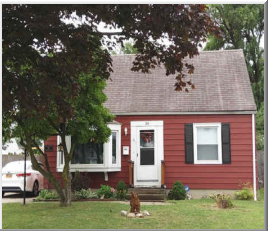
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-9	102.21-7-53	101.28-6-7	102.46-2-16	102.38-4-3
Owner	Weber, Nicolette C	Sims, Cassandra	Wilson, Nadia T	Bassett, Brittany N	Brown, Clifton III
Address	65 Westchester Dr	50 Parkedge Dr	40 Parkedge Dr	18 Chopin Pl	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 130	50 x 168	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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1949 / 0	1948 / 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 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	1.5	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	2 / 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	960	812	916	888	864
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1576	1592	1516	1308	1194
Att/Det Gar Sqft	440	350	300	320	345
Prior Land	\$10,400				
Prior Total	\$92,960				
Comp Land Estimate	\$9,000	\$10,000	\$10,000	\$12,000	\$9,000
Sale Date		7/30/2019	5/20/2019	9/1/2020	6/11/2020
Sale Price		\$102,000	\$113,000	\$147,000	\$126,500
Time Adj Sale Price		\$105,100	\$117,200	\$147,000	\$126,700
TADJSP/SQFT		\$66.02	\$77.31	\$112.39	\$106.11
Total Adj Factors	\$66,500	\$62,700	\$62,600	\$54,400	\$51,200
Adjusted Sale Price		\$108,900	\$121,100	\$159,100	\$142,000
Comparable Estimate	\$129,000 (\$81.85/SFLA)				

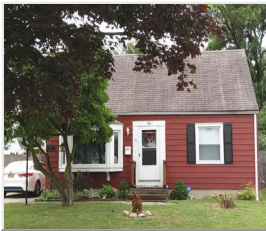
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-23	102.37-25	102.38-4-2	102.38-5-15	102.38-4-3
Owner	Webster 20 LLC	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Brown, Clifton III
Address	66 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 Westchester 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 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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1955 / 0	1952 / 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 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	3	3	3	4	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	780	756	780	802	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0
SFLA	1110	1086	1110	1143	1194
Att/Det Gar Sqft	280	294	368	308	345
Prior Land	\$10,400				
Prior Total	\$65,400				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/14/2018	6/11/2020
Sale Price		\$87,000	\$118,500	\$100,000	\$126,500
Time Adj Sale Price		\$93,500	\$118,500	\$107,500	\$126,700
TADJSP/SQFT		\$86.10	\$106.76	\$94.05	\$106.11
Total Adj Factors	\$37,800	\$44,700	\$48,500	\$48,200	\$51,200
Adjusted Sale Price		\$86,600	\$107,800	\$97,100	\$113,300
Comparable Estimate	\$103,000 (\$92.79/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-8	102.37-3-25	102.38-4-3	102.38-4-2	102.38-5-18
Owner	Jemiole, Julie	Bartnik, Rebecca	Brown, Clifton III	Garcia Thomas, Jessica	Lawrence, Patrick
Address	67 Westchester Dr	72 Westchester Dr	37 Westchester Dr	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
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 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1952 / 0	1953 / 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 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	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
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	660	756	864	780	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	1155	1086	1194	1110	1143
Att/Det Gar Sqft	280	294	345	368	308
Prior Land	\$10,400				
Prior Total	\$74,400				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	6/11/2020	9/14/2020	9/14/2018
Sale Price		\$87,000	\$126,500	\$118,500	\$100,000
Time Adj Sale Price		\$93,500	\$126,700	\$118,500	\$107,500
TADJSP/SQFT		\$86.10	\$106.11	\$106.76	\$94.05
Total Adj Factors	\$48,400	\$44,700	\$51,200	\$48,500	\$48,200
Adjusted Sale Price		\$97,200	\$123,900	\$118,400	\$107,700
Comparable Estimate	\$114,000 (\$98.7/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-24	102.37-3-25	102.38-4-2	102.38-5-15	102.38-4-3
Owner	Ulak Paul J	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	70 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	723	756	780	750	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	1053	1086	1110	1080	1143
Att/Det Gar Sqft	320	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$67,900				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$43,900	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$92,700	\$113,900	\$118,700	\$103,200
Comparable Estimate	\$110,000 (\$104.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-7	102.37-3-25	102.38-4-2	102.38-5-18	102.38-5-15
Owner	Pietkiewicz, Michelle	Bartnik, Rebecca	Garcia Thomas, Jessica	Lawrence, Patrick	Brown, Clifton III
Address	71 Westchester Dr	72 Westchester Dr	39 Westchester Dr	30 Westchester 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 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1953 / 0	1955 / 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 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	4	3	3	4	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	800	756	780	802	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	1130	1086	1110	1143	1194
Att/Det Gar Sqft	360	294	368	308	345
Prior Land	\$10,400				
Prior Total	\$73,700				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/14/2018	6/11/2020
Sale Price		\$87,000	\$118,500	\$100,000	\$126,500
Time Adj Sale Price		\$93,500	\$118,500	\$107,500	\$126,700
TADJSP/SQFT		\$86.10	\$106.76	\$94.05	\$106.11
Total Adj Factors	\$48,300	\$44,700	\$48,500	\$48,200	\$51,200
Adjusted Sale Price		\$97,100	\$118,300	\$107,600	\$123,800
Comparable Estimate	\$114,000 (\$100.88/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-25	102.37-3-25	102.38-4-2	102.38-5-15	102.38-4-3
Owner	Bartnik, Rebecca	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	72 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	756	756	780	750	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	1086	1086	1110	1080	1143
Att/Det Gar Sqft	294	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$69,300				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$46,300	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$95,100	\$116,300	\$121,100	\$105,600
Comparable Estimate	\$112,000 (\$103.13/SFLA)				

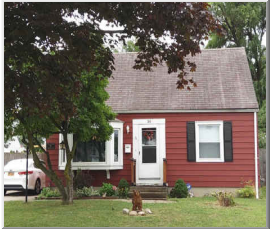
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-6	102.38-4-3	102.37-3-25	102.38-5-18	102.38-4-2
Owner	Hood, Gerald	Brown, Clifton III	Bartnik, Rebecca	Lawrence, Patrick	Garcia Thomas, Jessica
Address	73 Westchester Dr	37 Westchester Dr	72 Westchester 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 100	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 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 / 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	885	864	756	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	1215	1194	1086	1143	1110
Att/Det Gar Sqft	308	345	294	308	368
Prior Land	\$10,400				
Prior Total	\$71,300				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$10,000
Sale Date		6/11/2020	9/25/2018	9/14/2018	9/14/2020
Sale Price		\$126,500	\$87,000	\$100,000	\$118,500
Time Adj Sale Price		\$126,700	\$93,500	\$107,500	\$118,500
TADJSP/SQFT		\$106.11	\$86.10	\$94.05	\$106.76
Total Adj Factors	\$48,700	\$51,200	\$44,700	\$48,200	\$48,500
Adjusted Sale Price		\$124,200	\$97,500	\$108,000	\$118,700
Comparable Estimate	\$109,000 (\$89.71/SFLA)				

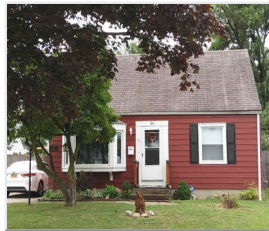


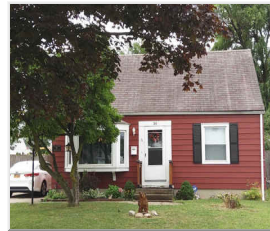
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-3-26	102.37-3-25	102.38-4-3	102.38-5-18	102.38-4-2	102.38-5-15
Owner	Summers, Susan V	Bartnik, Rebecca	Brown, Clifton III	Lawrence, Patrick	Garcia Thomas, Jessica	Fortini, Jonathan
Address	76 Westchester Dr	72 Westchester Dr	37 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 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 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	3
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	845	756	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	1175	1086	1194	1143	1110	1080
Att/Det Gar Sqft	400	294	345	308	368	308
Prior Land	\$10,400					
Prior Total	\$74,700					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	6/11/2020	9/14/2018	9/14/2020	9/13/2019
Sale Price		\$87,000	\$126,500	\$100,000	\$118,500	\$119,000
Time Adj Sale Price		\$93,500	\$126,700	\$107,500	\$118,500	\$121,800
TADJSP/SQFT		\$86.10	\$106.11	\$94.05	\$106.76	\$112.78
Total Adj Factors	\$50,000	\$44,700	\$51,200	\$48,200	\$48,500	\$47,000
Adjusted Sale Price		\$98,800	\$125,500	\$109,300	\$120,000	\$124,800
Comparable Estimate	\$116,000 (\$98.72/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-5	102.46-2-16	102.38-4-3	102.37-3-25	102.38-5-18
Owner	Wisniewski, Gregory J	Bassett, Brittany N	Brown, Clifton III	Bartnik, Rebecca	Lawrence, Patrick
Address	77 Westchester Dr	18 Chopin Pl	37 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 100	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1948 / 0	1952 / 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 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	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	2 / 0	1 / 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	840	888	864	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	1335	1308	1194	1086	1143
Att/Det Gar Sqft	280	320	345	294	308
Prior Land	\$10,400				
Prior Total	\$84,660				
Comp Land Estimate	\$9,000	\$12,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	9/25/2018	9/14/2020
Sale Price		\$147,000	\$126,500	\$87,000	\$118,500
Time Adj Sale Price		\$147,000	\$126,700	\$93,500	\$118,500
TADJSP/SQFT		\$112.39	\$106.11	\$86.10	\$94.05
Total Adj Factors	\$57,500	\$54,400	\$51,200	\$44,700	\$48,500
Adjusted Sale Price		\$150,100	\$133,000	\$106,300	\$127,500
Comparable Estimate	\$127,000 (\$95.13/SFLA)				

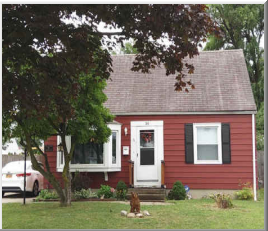
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-27	102.46-2-16	102.38-4-3	102.37-3-25	102.38-5-18
Owner	Dates, Elizabeth A	Bassett, Brittany N	Brown, Clifton III	Bartrik, Rebecca	Lawrence, Patrick
Address	78 Westchester Dr	18 Chopin Pl	37 Westchester 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 100	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1948 / 0	1952 / 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 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	4	3	4
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	1020	888	864	756	802
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 510	0 0	0 0	0 0	0 0
SFLA	1350	1308	1194	1086	1143
Att/Det Gar Sqft	352	320	345	294	308
Prior Land	\$10,400				
Prior Total	\$83,000				
Comp Land Estimate	\$9,000	\$12,000	\$9,000	\$9,000	\$9,000
Sale Date		9/1/2020	6/11/2020	9/25/2018	9/14/2018
Sale Price		\$147,000	\$126,500	\$87,000	\$100,000
Time Adj Sale Price		\$147,000	\$126,700	\$93,500	\$107,500
TADJSP/SQFT		\$112.39	\$106.11	\$86.10	\$94.05
Total Adj Factors	\$55,900	\$54,400	\$51,200	\$44,700	\$48,500
Adjusted Sale Price		\$148,500	\$131,400	\$104,700	\$115,200
Comparable Estimate	\$125,000 (\$92.59/SFLA)				

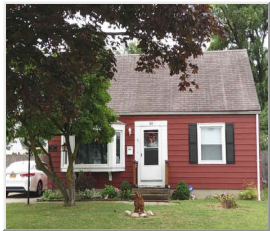
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-4	102.38-4-3	102.37-3-25	102.38-4-2	102.38-5-18
Owner	Muscoreil Robert J	Brown, Clifton III	Bartnik, Rebecca	Garcia Thomas, Jessica	Lawrence, Patrick
Address	79 Westchester Dr	37 Westchester Dr	72 Westchester Dr	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
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 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1952 / 0	1953 / 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 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	1.7
Bedrooms	3	4	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	864	756	780	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	1215	1194	1086	1110	1143
Att/Det Gar Sqft	352	345	294	368	308
Prior Land	\$10,400				
Prior Total	\$79,400				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$10,000
Sale Date		6/11/2020	9/25/2018	9/14/2020	9/14/2018
Sale Price		\$126,500	\$87,000	\$118,500	\$100,000
Time Adj Sale Price		\$126,700	\$93,500	\$118,500	\$107,500
TADJSP/SQFT		\$106.11	\$86.10	\$106.76	\$94.05
Total Adj Factors	\$51,700	\$51,200	\$44,700	\$48,500	\$49,600
Adjusted Sale Price		\$127,200	\$100,500	\$121,700	\$99,300
Comparable Estimate	\$112,000 (\$92.18/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	102.37-3-28	102.38-4-3	102.37-3-25	102.46-2-16	102.38-5-18	102.38-4-2
Owner	Zielinski Clara D	Brown, Clifton III	Bartnik, Rebecca	Bassett, Brittany N	Lawrence, Patrick	Garcia Thomas, Jessica
Address	82 Westchester Dr	37 Westchester Dr	72 Westchester Dr	18 Chopin Pl	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	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 100	50 x 168	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1952 / 0	1948 / 0	1955 / 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 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	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	864	756	888	802	780
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	1290	1194	1086	1308	1143	1110
Att/Det Gar Sqft	280	345	294	320	308	368
Prior Land	\$10,400					
Prior Total	\$82,700					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$12,000	\$9,000	\$9,000
Sale Date		6/11/2020	9/25/2018	9/1/2020	9/14/2018	9/14/2020
Sale Price		\$126,500	\$87,000	\$147,000	\$100,000	\$118,500
Time Adj Sale Price		\$126,700	\$93,500	\$147,000	\$107,500	\$118,500
TADJSP/SQFT		\$106.11	\$86.10	\$112.39	\$94.05	\$106.76
Total Adj Factors	\$53,200	\$51,200	\$44,700	\$54,400	\$48,200	\$48,500
Adjusted Sale Price		\$128,700	\$102,000	\$145,800	\$112,500	\$123,200
Comparable Estimate	\$122,000 (\$94.57/SFLA)					

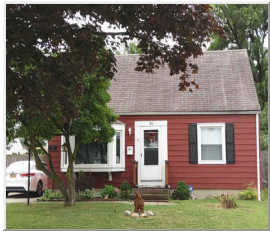


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.37-4-3	102.37-3-25	102.38-4-2	102.38-5-15	102.38-5-18	102.38-4-3
Owner	Perkins, Lawrence W	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick	Brown, Clifton III
Address	83 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 Westchester Dr	30 Westchester 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 100	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
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	4 Full 0
1st Sty Area	660	756	780	750	802	864
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	990	1086	1110	1080	1143	1194
Att/Det Gar Sqft	308	294	368	308	308	345
Prior Land	\$10,400					
Prior Total	\$77,200					
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018	6/11/2020
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000	\$126,500
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500	\$126,700
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05	\$106.11
Total Adj Factors	\$43,400	\$44,700	\$48,500	\$47,000	\$48,200	\$51,200
Adjusted Sale Price		\$92,200	\$113,400	\$118,200	\$102,700	\$118,900
Comparable Estimate	\$109,000 (\$110.1/SFLA)					

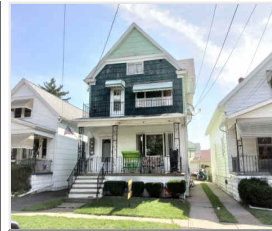
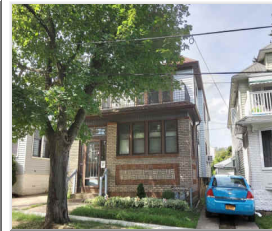
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-29	102.37-3-25	102.38-4-2	102.38-5-15	102.38-4-3
Owner	Barthelemy Wendy	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	84 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	660	756	780	750	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	825	1086	1110	1080	1143
Att/Det Gar Sqft	300	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$66,000				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$38,200	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$87,000	\$108,200	\$113,000	\$97,500
Comparable Estimate	\$104,000 (\$126.06/SFLA)				

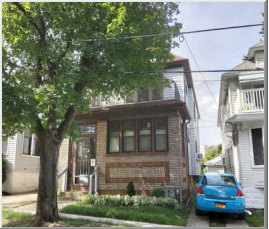
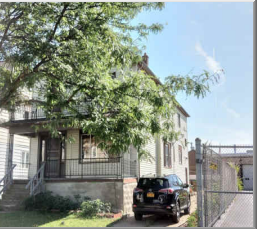
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-2	102.37-3-25	102.38-4-2	102.38-5-15	102.38-5-18
Owner	Norton, Taylor	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	85 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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 100	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1953 / 0	1953 / 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 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	1.5	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	730	756	780	750	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	1060	1086	1110	1080	1143
Att/Det Gar Sqft	308	294	368	308	308
Prior Land	\$10,400				
Prior Total	\$63,800				
Comp Land Estimate	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$44,800	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$93,600	\$114,800	\$119,600	\$104,100
Comparable Estimate	\$110,000 (\$103.77/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-3-30	102.21-7-53	101.28-6-7	102.46-2-16	102.38-4-3
Owner	Nagowski, Robert T	Sims, Cassandra	Wilson, Nadia T	Bassett, Brittany N	Brown, Clifton III
Address	88 Westchester Dr	50 Parkedge Dr	40 Parkedge Dr	18 Chopin Pl	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	63 x 100	50 x 130	50 x 130	50 x 168	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	04 Composition
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1949 / 0	1948 / 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 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	1.5	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 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	1116	812	916	888	864
2nd Sty Area	0	0	600	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 0
SFLA	1611	1592	1516	1308	1194
Att/Det Gar Sqft	320	350	300	320	345
Prior Land	\$11,700				
Prior Total	\$86,320				
Comp Land Estimate	\$11,000	\$10,000	\$10,000	\$12,000	\$9,000
Sale Date		7/30/2019	5/20/2019	9/1/2020	6/11/2020
Sale Price		\$102,000	\$113,000	\$147,000	\$126,500
Time Adj Sale Price		\$105,100	\$117,200	\$147,000	\$126,700
TADJSP/SQFT		\$66.02	\$77.31	\$112.39	\$106.11
Total Adj Factors	\$65,600	\$62,700	\$62,600	\$54,400	\$51,200
Adjusted Sale Price		\$108,000	\$120,200	\$158,200	\$141,100
Comparable Estimate	\$128,000 (\$79.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.37-4-1	102.37-3-25	102.38-4-2	102.38-5-15	102.38-5-18
Owner	Whitehead, Barbara	Bartnik, Rebecca	Garcia Thomas, Jessica	Fortini, Jonathan	Lawrence, Patrick
Address	89 Westchester Dr	72 Westchester Dr	39 Westchester Dr	20 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	60 x 100	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1953 / 0	1953 / 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 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
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	726	756	780	750	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	1056	1086	1110	1080	1143
Att/Det Gar Sqft	240	294	368	308	308
Prior Land	\$11,400				
Prior Total	\$69,600				
Comp Land Estimate	\$10,000	\$9,000	\$9,000	\$9,000	\$9,000
Sale Date		9/25/2018	9/14/2020	9/13/2019	9/14/2018
Sale Price		\$87,000	\$118,500	\$119,000	\$100,000
Time Adj Sale Price		\$93,500	\$118,500	\$121,800	\$107,500
TADJSP/SQFT		\$86.10	\$106.76	\$112.78	\$94.05
Total Adj Factors	\$45,600	\$44,700	\$48,500	\$47,000	\$48,200
Adjusted Sale Price		\$94,400	\$115,600	\$120,400	\$104,900
Comparable Estimate	\$111,000 (\$105.11/SFLA)				\$51,200

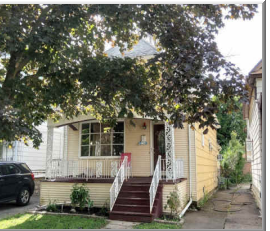
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-3	101.60-5-37	102.37-4-21	101.36-1-4	102.53-2-12
Owner	Full, Michael J	Canales, Nephtaly	Babingwa, Watimbwa O	King, Bernard C	Sinclair, Jake P
Address	32 Wildy Ave	53 Hoerner Ave	236 Straley Ave	57 Alpine 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	60 x 178	30 x 108	30 x 130	60 x 112	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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1915 / 0	1927 / 0	1920 / 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 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	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	780	856	912	676	928
2nd Sty Area	0	0	0	702	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1267	1241	1193	1378	1359
Att/Det Gar Sqft	484	280	280	308	240
Prior Land	\$13,100				
Prior Total	\$63,700				
Comp Land Estimate	\$13,000	\$7,000	\$7,000	\$11,000	\$7,000
Sale Date		11/21/2019	7/31/2018	8/9/2019	3/29/2019
Sale Price		\$93,500	\$113,200	\$90,000	\$80,750
Time Adj Sale Price		\$95,100	\$123,100	\$92,400	\$84,300
TADJSP/SQFT		\$76.63	\$103.19	\$67.05	\$62.03
Total Adj Factors	\$42,700	\$28,100	\$26,900	\$32,400	\$28,400
Adjusted Sale Price		\$109,700	\$138,900	\$102,700	\$98,600
Comparable Estimate	\$111,000 (\$87.61/SFLA)				

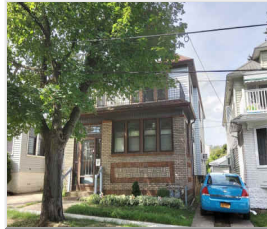
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-4	101.60-3-43	101.60-4-21	102.45-1-4	101.60-5-43
Owner	GHH LLC	Wojewoda, Kyle R	Noman, Khasru	Rudolph, Ayesha S	Redrick, Meshiya D
Address	36 Wildy Ave	73 Euclid Ave	12 Hoerner Ave	146 Woodell 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 178	35 x 129	30 x 108	30 x 104	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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1925 / 0	1918 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	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	4 Full 0	3 Partial 0
1st Sty Area	1012	1008	1008	1144	1056
2nd Sty Area	1012	1008	1008	990	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2024	2016	2016	2134	2112
Att/Det Gar Sqft	400	400		342	324
Prior Land	\$7,700				
Prior Total	\$58,000				
Comp Land Estimate	\$8,000	\$9,000	\$7,000	\$7,000	\$7,000
Sale Date		7/20/2018	7/30/2019	11/19/2019	10/24/2019
Sale Price		\$98,594	\$80,000	\$131,000	\$93,000
Time Adj Sale Price		\$107,200	\$82,400	\$133,200	\$94,900
TADJSP/SQFT		\$53.17	\$40.87	\$62.42	\$44.93
Total Adj Factors	\$36,900	\$33,900	\$32,600	\$36,500	\$16,200
Adjusted Sale Price		\$110,200	\$86,700	\$133,600	\$115,600
Comparable Estimate	\$115,000 (\$56.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-5	101.52-3-5	102.45-1-4	101.60-5-43	101.60-6-27
Owner	Pendziwiatr, Stephen	Bird House Holdings LL	Rudolph, Ayesha S	Redrick, Meshiya D	Baltimore, Tereka N
Address	38 Wildy Ave	122 Haller Ave	146 Woodell Ave	73 Hoerner 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	30 x 177	30 x 102	30 x 104	30 x 108	30 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1918 / 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	6	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	3 Partial 0	4 Full 0
1st Sty Area	1200	1175	1144	1056	1127
2nd Sty Area	980	1099	990	1056	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2180	2274	2134	2112	2254
Att/Det Gar Sqft			342	324	576
Prior Land	\$7,700				
Prior Total	\$46,800				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		2/6/2020	11/19/2019	10/24/2019	3/29/2019
Sale Price		\$129,000	\$131,000	\$93,000	\$145,000
Time Adj Sale Price		\$130,100	\$133,200	\$94,900	\$151,300
TADJSP/SQFT		\$57.21	\$62.42	\$44.93	\$67.13
Total Adj Factors	\$35,500	\$35,700	\$36,500	\$16,200	\$35,500
Adjusted Sale Price		\$129,900	\$132,200	\$114,200	\$151,300
Comparable Estimate	\$125,000 (\$57.34/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-6	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	Ajamu, Kamu	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	40 Wildy Ave	85 Hedwig Ave	38 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	30 x 177	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1938 / 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	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	2.0	1.5	1.5	1.3
Bedrooms	3	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1000	875	1012	1068	1240
2nd Sty Area	620	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1620	1645	1644	1655	1480
Att/Det Gar Sqft	420		240		280
Prior Land	\$7,700				
Prior Total	\$69,200				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$37,200	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$109,300	\$125,700	\$112,200	\$91,800
Comparable Estimate	\$109,000 (\$67.28/SFLA)				

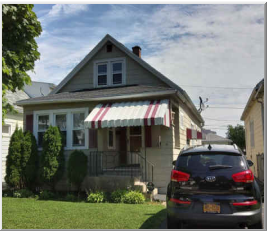
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-7	102.45-3-25	102.53-3-14	102.53-2-9	101.60-5-37
Owner	Radka, Phyllis	Mahmood, Elizabeth M	Barnes, Carolyn	Mazid, Anamul	Canales, Nephtaly
Address	50 Wildy Ave	85 Hedwig Ave	22 Ridge Park Ave	38 Hedwig 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	98 x 190	30 x 104	30 x 139	30 x 104	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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1920 / 0	1927 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	1.3	1.5	1.5
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1184	875	1240	1012	856
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1539	1645	1480	1644	1241
Att/Det Gar Sqft	720			240	280
Prior Land	\$18,200				
Prior Total	\$62,900				
Comp Land Estimate	\$19,000	\$7,000	\$8,000	\$7,000	\$7,000
Sale Date		12/3/2019	9/20/2018	8/31/2020	11/21/2019
Sale Price		\$100,000	\$77,000	\$121,000	\$93,500
Time Adj Sale Price		\$101,300	\$82,800	\$121,000	\$95,100
TADJSP/SQFT		\$61.58	\$55.95	\$73.60	\$76.63
Total Adj Factors	\$44,800	\$29,200	\$28,200	\$32,500	\$28,100
Adjusted Sale Price		\$116,900	\$99,400	\$133,300	\$111,800
Comparable Estimate	\$113,000 (\$73.42/SFLA)				\$104,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-8	101.44-6-8	102.21-4-5	101.52-3-5	102.45-3-36
Owner	Kowal, Thomas E Jr	Kowal, Thomas E Jr	Islam, Moynul	Bird House Holdings LL	Franasiak, Daniel
Address	54 Wildy Ave	54 Wildy Ave	20 Pendennis Pl	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	51 x 189	51 x 189	72 x 124	30 x 102	40 x 104
Building Style	05 Colonial	05 Colonial	05 Colonial	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 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 90	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	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1484	1484	1560	1175	1127
2nd Sty Area	837	837	1280	1099	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2321	2321	2840	2274	2407
Att/Det Gar Sqft	396	396	748		360
Prior Land	\$12,100				
Prior Total	\$101,600				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$7,000	\$8,000
Sale Date		9/29/2020	12/28/2018	2/6/2020	4/3/2020
Sale Price		\$210,000	\$145,000	\$129,000	\$157,500
Time Adj Sale Price		\$210,000	\$153,200	\$130,100	\$158,300
TADJSP/SQFT		\$90.48	\$53.94	\$57.21	\$65.77
Total Adj Factors	\$87,500	\$87,500	\$83,800	\$35,700	\$41,300
Adjusted Sale Price		\$210,000	\$156,900	\$181,900	\$204,500
Comparable Estimate	\$191,000 (\$82.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	101.44-6-9	101.44-2-4	101.36-5-16	101.36-14-12	101.44-2-8
Owner	Dombrowski, David A	Tydus, Jessica L	Peri, Gregory	Soles, Viola D	Meinhold, Kelly C
Address	58 Wildy Ave	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	64 x 193	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	1955 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	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	1548	1330	1374	1278	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 280	0 0
SFLA	1548	1330	1374	1278	1169
Att/Det Gar Sqft	330	280	280	273	440
Prior Land	\$13,900				
Prior Total	\$86,320				
Comp Land Estimate	\$14,000	\$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	\$90,300	\$68,100	\$70,500	\$64,900	\$59,200
Adjusted Sale Price		\$162,100	\$122,700	\$145,400	\$151,000
Comparable Estimate	\$146,000 (\$94.32/SFLA)				

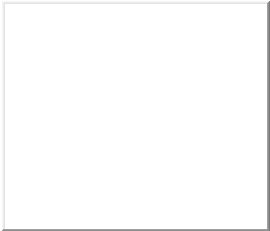


SWIS	143089	143089	143089	143089	143089	143089
Print Key	101.44-6-10	101.44-2-8	101.36-14-12	101.44-2-4	101.36-5-16	101.36-6-2
Owner	Dulniak Leon G Jr	Meinhold, Kelly C	Soles, Viola D	Tydlus, Jessica L	Peri, Gregory	Gregoire, Todd C
Address	62 Wildy Ave	120 Alpine Pl	110 Alpine Pl	155 Avery Pl	365 Pine 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	60 x 198	51 x 100	76 x 100	79 x 100	65 x 128	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	1949 / 0	1955 / 0	1956 / 0	1957 / 0	1945 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	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	1230	1169	1278	1330	1374	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 280	0 250	0 0	0 0
SFLA	1230	1169	1278	1330	1374	988
Att/Det Gar Sqft	441	440	273	280	280	320
Prior Land	\$13,400					
Prior Total	\$63,910					
Comp Land Estimate	\$14,000	\$9,000	\$12,000	\$12,000	\$12,000	\$10,000
Sale Date		8/19/2020	12/30/2019	12/24/2019	1/25/2019	7/18/2018
Sale Price		\$119,900	\$118,400	\$138,100	\$98,000	\$100,000
Time Adj Sale Price		\$119,900	\$120,000	\$139,900	\$102,900	\$108,700
TADJSP/SQFT		\$102.57	\$93.90	\$105.19	\$74.89	\$110.02
Total Adj Factors	\$67,900	\$59,200	\$64,900	\$68,100	\$70,500	\$51,900
Adjusted Sale Price		\$128,600	\$123,000	\$139,700	\$100,300	\$124,700
Comparable Estimate	\$123,000 (\$100/SFLA)					

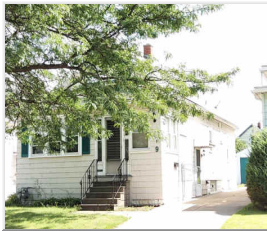
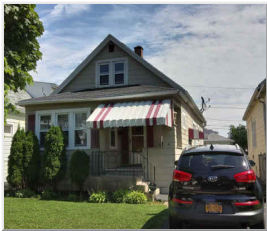
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-18	102.21-2-24	102.21-6-52	102.37-4-21	90.76-2-50
Owner	Watkins, Lamont	Sinclair, Jake P	Arnold, Shai	Babingwa, Watimbwa C	Weeks, Atiya B
Address	2 Winkler Rd	19 Rowland Rd	98 David Ave	236 Straley 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	40 x 120	34 x 120	50 x 135	30 x 130	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1927 / 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 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	1.0	1.3	1.5
Bedrooms	3	3	3	4	4
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	968	1023	1034	1136	1014
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1232	1300	1034	1494	1284
Att/Det Gar Sqft	294	266	320	216	180
Prior Land	\$8,900				
Prior Total	\$65,100				
Comp Land Estimate	\$9,000	\$8,000	\$11,000	\$8,000	\$8,000
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	\$30,200	\$27,600	\$27,400	\$29,200	\$26,900
Adjusted Sale Price		\$91,000	\$111,500	\$117,000	\$126,400
Comparable Estimate	\$108,000 (\$87.66/SFLA)				

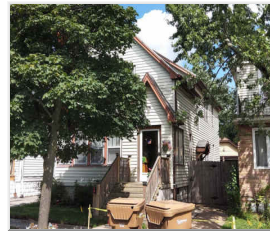
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-13	102.21-2-24	91.77-1-3	102.21-6-52	91.77-3-14
Owner	Edwards-Torres, Rickia	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Dierdorf, Justin
Address	3 Winkler Rd	19 Rowland Rd	2501 Genesee 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	40 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	1938 / 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	4	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	1038	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	1321	1300	1494	1034	1644
Att/Det Gar Sqft	280	266	216	320	624
Prior Land	\$8,900				
Prior Total	\$55,900				
Comp Land Estimate	\$9,000	\$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	\$28,100	\$27,600	\$29,200	\$27,400	\$57,300
Adjusted Sale Price		\$88,900	\$114,900	\$109,400	\$119,800
Comparable Estimate	\$104,000 (\$78.73/SFLA)				

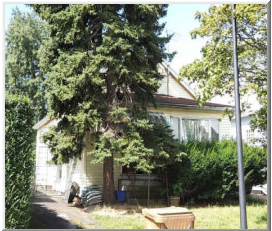
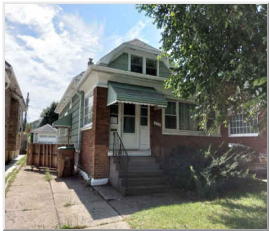
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-17	102.21-4-14	91.77-1-8	102.21-4-4	102.21-5-5
Owner	Stephens, Garrett	Bobbitt, Joann	Hawkins, Aaron	Mir, Torikulislam	Escalante, Juan
Address	4 Winkler Rd	11 Loxley Rd	44 Loxley Rd	24 Pendennis 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
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	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
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 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	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	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	968	972	973	959	1007
2nd Sty Area	880	882	882	861	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 0	0 0
SFLA	1848	1854	1855	1820	1832
Att/Det Gar Sqft	480	324	665	480	360
Prior Land	\$7,400				
Prior Total	\$66,800				
Comp Land Estimate	\$8,000	\$8,000	\$9,000	\$9,000	\$12,000
Sale Date		7/5/2018	2/7/2020	10/8/2018	8/13/2019
Sale Price		\$85,500	\$92,500	\$85,000	\$130,000
Time Adj Sale Price		\$93,000	\$93,300	\$90,800	\$133,500
TADJSP/SQFT		\$50.16	\$50.30	\$49.89	\$72.87
Total Adj Factors	\$32,500	\$34,300	\$36,100	\$31,500	\$38,400
Adjusted Sale Price		\$91,200	\$89,700	\$91,800	\$127,600
Comparable Estimate	\$97,000 (\$52.49/SFLA)				

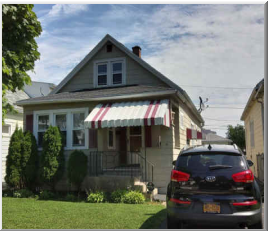
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-14	102.21-6-27	102.21-3-17	102.21-4-4	101.36-4-3
Owner	Herman, Charles E	Griffin, Dajour	Eady, Aaron N	Mir, Torikulislam	Bobbitt, Joann
Address	5 Winkler Rd	125 Peach Tree Rd	15 Winkler Rd	24 Pendennis 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 121	35 x 120	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	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	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	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	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	1100	1028	1078	959	1006
2nd Sty Area	0	0	0	861	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1562	1592	1655	1820	1854
Att/Det Gar Sqft	361	396	480	324	440
Prior Land	\$7,700				
Prior Total	\$56,000				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$9,000	\$8,000
Sale Date		3/16/2020	7/27/2018	10/8/2018	7/5/2018
Sale Price		\$100,000	\$90,552	\$85,000	\$85,500
Time Adj Sale Price		\$100,700	\$98,400	\$90,800	\$93,000
TADJSP/SQFT		\$63.25	\$59.46	\$49.89	\$50.16
Total Adj Factors	\$31,200	\$31,900	\$33,300	\$31,500	\$34,300
Adjusted Sale Price		\$100,000	\$96,300	\$90,500	\$89,900
Comparable Estimate	\$101,000 (\$64.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-16	102.21-2-16	102.21-7-28	102.21-7-52	101.36-6-2
Owner	Eastman, Robert J	Eastman, Robert J	Kardas, Christopher M	Dedrick, Cullen	Gregoire, Todd C
Address	8 Winkler Rd	8 Winkler Rd	98 David Ave	149 David Ave	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	34 x 120	34 x 120	50 x 135	37 x 135	50 x 130
Building Style	13 Bungalow	13 Bungalow	08 Old style	01 Ranch	04 Cape cod
Exterior Wall	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1927 / 0	1950 / 0	1950 / 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 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	1.5
Bedrooms	2	2	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	968	968	1034	940	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 968	0 968	0 0	0 200	0 0
SFLA	968	968	1034	940	1080
Att/Det Gar Sqft	180	180	320	280	308
Prior Land	\$7,400				
Prior Total	\$52,900				
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$9,000	\$10,000
Sale Date		6/19/2020	7/27/2018	7/18/2018	3/26/2020
Sale Price		\$138,000	\$100,000	\$80,000	\$112,500
Time Adj Sale Price		\$138,200	\$108,700	\$87,000	\$113,300
TADJSP/SQFT		\$142.77	\$105.13	\$92.55	\$104.91
Total Adj Factors	\$44,800	\$44,800	\$27,400	\$48,100	\$51,900
Adjusted Sale Price		\$138,200	\$126,100	\$83,700	\$111,900
Comparable Estimate	\$112,000 (\$115.7/SFLA)				

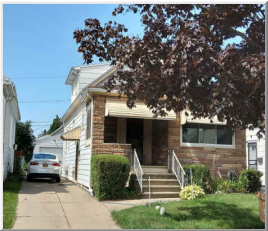
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-3-15	102.21-2-24	91.77-1-3	102.21-6-52	91.77-3-14	101.36-1-4
Owner	Hernandez, Nalinda	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Dierdorf, Justin	Parven, Farzana
Address	9 Winkler Rd	19 Rowland Rd	2501 Genesee St	98 David Ave	35 George Urban Blvd	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	35 x 120	34 x 120	34 x 120	50 x 135	40 x 141	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	01 Wood	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1930 / 0	1927 / 0	1941 / 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 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 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	1.3	1.3	1.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
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	3 Partial 0
1st Sty Area	1034	1023	1136	1034	876	676
2nd Sty Area	0	0	0	0	768	702
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 120	0 0
SFLA	1311	1300	1494	1034	1644	1378
Att/Det Gar Sqft	280	266	216	320	624	308
Prior Land	\$7,700					
Prior Total	\$61,400					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$10,000	\$11,000
Sale Date		4/4/2019	10/23/2020	7/27/2018	11/21/2019	8/9/2019
Sale Price		\$85,000	\$116,000	\$100,000	\$146,500	\$90,000
Time Adj Sale Price		\$88,400	\$116,000	\$108,700	\$149,000	\$92,400
TADJSP/SQFT		\$68.00	\$77.64	\$105.13	\$90.63	\$67.05
Total Adj Factors	\$27,500	\$27,600	\$29,200	\$27,400	\$57,300	\$32,400
Adjusted Sale Price		\$88,300	\$114,300	\$108,800	\$119,200	\$87,500
Comparable Estimate	\$104,000 (\$79.33/SFLA)					

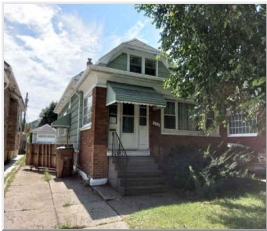
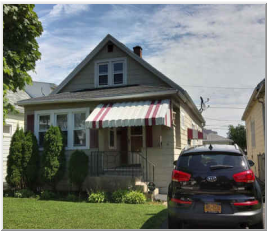
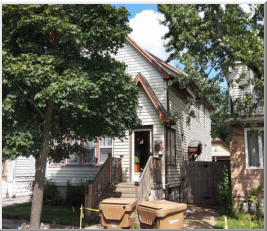
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-16	91.77-1-3	102.21-2-24	91.77-3-14	102.76-3-21
Owner	Dees-Williams Kimberly	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Sarki, Subash
Address	11 Winkler Rd	2501 Genesee St	19 Rowland 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	1938 / 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	1022	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	1484	1494	1300	1644	1451
Att/Det Gar Sqft	180	216	266	624	280
Prior Land	\$7,700				
Prior Total	\$62,800				
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	\$33,700	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$120,500	\$94,500	\$125,400	\$119,900
Comparable Estimate	\$112,000 (\$75.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-15	102.21-6-52	102.21-2-24	91.77-1-3	101.36-3-11
Owner	Browinski, Paul T	Arnold, Shai	Sinclair, Jake P	Johnson, Teourialeir G	Hollis, Conni A
Address	12 Winkler Rd	98 David Ave	19 Rowland Rd	2501 Genesee St	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	34 x 120	50 x 135	34 x 120	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1929 / 0	1927 / 0	1928 / 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	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.3	1.3	1.7
Bedrooms	2	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	2 Crawl 0
1st Sty Area	968	1034	1023	1136	680
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	968	1034	1300	1494	1105
Att/Det Gar Sqft	228	320	266	216	200
Prior Land	\$7,400				
Prior Total	\$43,300				
Comp Land Estimate	\$8,000	\$11,000	\$8,000	\$8,000	\$5,000
Sale Date		7/27/2018	4/4/2019	10/23/2020	3/14/2019
Sale Price		\$100,000	\$85,000	\$116,000	\$85,000
Time Adj Sale Price		\$108,700	\$88,400	\$116,000	\$88,700
TADJSP/SQFT		\$105.13	\$68.00	\$77.64	\$80.27
Total Adj Factors	\$23,500	\$27,400	\$27,600	\$29,200	\$3,200
Adjusted Sale Price		\$104,800	\$84,300	\$110,300	\$109,000
Comparable Estimate	\$106,000 (\$109.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-14	102.21-2-24	102.21-6-52	102.37-4-21	90.76-2-50
Owner	Johnson, Tracey A	Sinclair, Jake P	Arnold, Shai	Babingwa, Watimbwa C	Weeks, Atiya B
Address	14 Winkler Rd	19 Rowland Rd	98 David Ave	236 Straley 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	34 x 120	34 x 120	50 x 135	34 x 120	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 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 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	1.0	1.3	1.5
Bedrooms	4	3	3	4	4
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	976	1023	1034	1136	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	1240	1300	1034	1494	1193
Att/Det Gar Sqft	324	266	320	216	280
Prior Land	\$7,400				
Prior Total	\$52,300				
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$8,000	\$7,000
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	\$26,400	\$27,600	\$27,400	\$29,200	\$26,900
Adjusted Sale Price		\$87,200	\$107,700	\$113,200	\$122,600
Comparable Estimate	\$104,000 (\$83.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-17	102.21-3-17	102.21-6-27	102.21-4-4	91.77-1-8
Owner	Eady, Aaron N	Eady, Aaron N	Griffin, Dajour	Mir, Torikulislam	Hawkins, Aaron
Address	15 Winkler Rd	15 Winkler Rd	125 Peach Tree 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 120	35 x 121	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	1928 / 0	1928 / 0	1927 / 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	1.5	1.5	1.5	2.0	2.0
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	4 Full 0	4 Full 0
1st Sty Area	1078	1078	1028	959	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	1655	1655	1592	1820	1855
Att/Det Gar Sqft	480	480	396	324	665
Prior Land	\$7,700				
Prior Total	\$62,800				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$9,000	\$9,000
Sale Date		7/27/2018	3/16/2020	10/8/2018	2/7/2020
Sale Price		\$90,552	\$100,000	\$85,000	\$92,500
Time Adj Sale Price		\$98,400	\$100,700	\$90,800	\$93,300
TADJSP/SQFT		\$59.46	\$63.25	\$49.89	\$50.30
Total Adj Factors	\$41,500	\$33,300	\$31,900	\$31,500	\$36,100
Adjusted Sale Price		\$106,600	\$110,300	\$100,800	\$98,700
Comparable Estimate	\$103,000 (\$62.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-13	102.21-2-24	102.21-6-52	91.77-1-3	90.76-2-50
Owner	Gamblin, Cleophaus	Sinclair, Jake P	Arnold, Shai	Johnson, Teourialeir G	Weeks, Atiya B
Address	18 Winkler Rd	19 Rowland Rd	98 David Ave	2501 Genesee St	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	34 x 120	34 x 120	50 x 135	34 x 120	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1928 / 0	1927 / 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 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	1.0	1.3	1.5
Bedrooms	3	3	3	4	4
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	976	1023	1034	1136	1014
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1240	1300	1034	1494	1284
Att/Det Gar Sqft	378	266	320	216	180
Prior Land	\$7,400				
Prior Total	\$56,200				
Comp Land Estimate	\$8,000	\$8,000	\$11,000	\$8,000	\$8,000
Sale Date		4/4/2019	7/27/2018	10/23/2020	7/22/2020
Sale Price		\$85,000	\$100,000	\$116,000	\$92,500
Time Adj Sale Price		\$88,400	\$108,700	\$116,000	\$92,500
TADJSP/SQFT		\$68.00	\$105.13	\$77.64	\$72.04
Total Adj Factors	\$31,200	\$27,600	\$27,400	\$29,200	\$29,500
Adjusted Sale Price		\$92,000	\$112,500	\$118,000	\$94,200
Comparable Estimate	\$109,000 (\$87.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-18	91.77-1-3	91.77-3-14	102.21-2-24	102.21-6-62
Owner	Gennamore, Jennifer L	Johnson, Teourialeir G	Dierdorf, Justin	Sinclair, Jake P	Huff, Anthony B
Address	19 Winkler 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	1928 / 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	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	1071	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	1554	1494	1644	1300	1937
Att/Det Gar Sqft	408	216	624	266	396
Prior Land	\$7,700				
Prior Total	\$64,100				
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	\$21,300	\$29,200	\$57,300	\$27,600	\$70,300
Adjusted Sale Price		\$108,100	\$113,000	\$82,100	\$88,000
Comparable Estimate	\$99,000 (\$63.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-12	102.21-2-24	91.77-1-3	102.21-6-52	90.76-2-50
Owner	Reed, Amire K	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Weeks, Atiya B
Address	20 Winkler Rd	19 Rowland Rd	2501 Genesee St	98 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	34 x 120	34 x 120	34 x 120	50 x 135	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	1928 / 0	1928 / 0	1930 / 0	1927 / 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	1.3	1.3	1.3	1.0	1.5
Bedrooms	3	3	4	3	4
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	3 Partial 0
1st Sty Area	976	1023	1136	1034	1014
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1268	1300	1494	1034	1284
Att/Det Gar Sqft	324	266	216	320	180
Prior Land	\$7,400				
Prior Total	\$52,900				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$11,000	\$8,000
Sale Date		4/4/2019	10/23/2020	7/27/2018	7/22/2020
Sale Price		\$85,000	\$116,000	\$100,000	\$92,500
Time Adj Sale Price		\$88,400	\$116,000	\$108,700	\$92,500
TADJSP/SQFT		\$68.00	\$77.64	\$105.13	\$72.04
Total Adj Factors	\$26,800	\$27,600	\$29,200	\$27,400	\$29,500
Adjusted Sale Price		\$87,600	\$113,600	\$108,100	\$89,800
Comparable Estimate	\$97,000 (\$76.5/SFLA)				



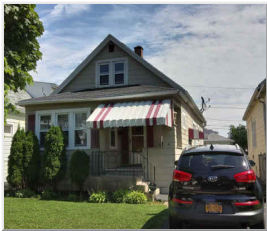
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-3-19	91.77-1-3	91.77-3-14	102.21-2-24	90.76-5-36	102.21-6-62
Owner	Boehm, Christina	Johnson, Teourialeir G	Dierdorf, Justin	Sinclair, Jake P	Perez, Hector E	Huff, Anthony B
Address	21 Winkler Rd	2501 Genesee St	35 George Urban Blvd	19 Rowland Rd	53 Preston 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	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	33 x 120	34 x 120	40 x 141	34 x 120	35 x 103	30 x 135
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	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1941 / 0	1928 / 0	1930 / 0	1934 / 0
Condition	3 Normal	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 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	2.0	1.3	1.5	2.0
Bedrooms	3	4	3	3	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	1100	1136	876	1023	1100	1001
2nd Sty Area	0	0	768	0	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0	0 0
SFLA	1562	1494	1644	1300	1678	1937
Att/Det Gar Sqft	600	216	624	266	308	396
Prior Land	\$7,300					
Prior Total	\$66,900					
Comp Land Estimate	\$8,000	\$8,000	\$10,000	\$8,000	\$8,000	\$8,000
Sale Date		10/23/2020	11/21/2019	4/4/2019	8/13/2020	10/19/2020
Sale Price		\$116,000	\$146,500	\$85,000	\$116,000	\$137,000
Time Adj Sale Price		\$116,000	\$149,000	\$88,400	\$116,000	\$137,000
TADJSP/SQFT		\$77.64	\$90.63	\$68.00	\$69.13	\$70.73
Total Adj Factors	\$26,400	\$29,200	\$57,300	\$27,600	\$35,500	\$70,300
Adjusted Sale Price		\$113,200	\$118,100	\$87,200	\$106,900	\$93,100
Comparable Estimate	\$104,000 (\$66.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-11	102.21-6-52	102.21-2-24	91.77-1-3	101.36-3-11
Owner	Hilst Lisa M	Arnold, Shai	Sinclair, Jake P	Johnson, Teourialeir G	Hollis, Conni A
Address	24 Winkler Rd	98 David Ave	19 Rowland Rd	2501 Genesee St	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	50 x 135	34 x 120	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1928 / 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	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.0	1.3	1.3	1.7
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	2 Crawl 0
1st Sty Area	976	1034	1023	1136	680
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1072	1034	1300	1494	1105
Att/Det Gar Sqft		320	266	216	200
Prior Land	\$8,900				
Prior Total	\$44,900				
Comp Land Estimate	\$9,000	\$11,000	\$8,000	\$8,000	\$5,000
Sale Date		7/27/2018	4/4/2019	10/23/2020	3/14/2019
Sale Price		\$100,000	\$85,000	\$116,000	\$85,000
Time Adj Sale Price		\$108,700	\$88,400	\$116,000	\$88,700
TADJSP/SQFT		\$105.13	\$68.00	\$77.64	\$80.27
Total Adj Factors	\$24,300	\$27,400	\$27,600	\$29,200	\$3,200
Adjusted Sale Price		\$105,600	\$85,100	\$111,100	\$109,800
Comparable Estimate	\$106,000 (\$98.88/SFLA)				\$26,900



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.21-3-20	102.21-2-16	102.21-2-24	91.77-1-3	101.36-5-16	102.21-7-40
Owner	Wilson, Robert	Eastman, Robert J	Sinclair, Jake P	Johnson, Teourialeir G	Peri, Gregory	Gebremariam, Shitaye /
Address	27 Winkler Rd	8 Winkler Rd	19 Rowland Rd	2501 Genesee St	365 Pine Ridge 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	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	33 x 120	34 x 120	34 x 120	34 x 120	65 x 128	50 x 130
Building Style	13 Bungalow	13 Bungalow	08 Old style	08 Old style	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	04 Composition	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1928 / 0	1928 / 0	1930 / 0	1945 / 0	1950 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.3	1.0	1.3	1.3	1.0	1.5
Bedrooms	4	2	3	4	2	3
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	4 Full 0	4 Full 0
1st Sty Area	1100	968	1023	1136	1374	860
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 0
SFLA	1377	968	1300	1494	1374	1250
Att/Det Gar Sqft	280	180	266	216	280	280
Prior Land	\$7,300					
Prior Total	\$60,900					
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$12,000	\$10,000
Sale Date		6/19/2020	4/4/2019	10/23/2020	1/25/2019	9/12/2019
Sale Price		\$138,000	\$85,000	\$116,000	\$98,000	\$120,000
Time Adj Sale Price		\$138,200	\$88,400	\$116,000	\$102,900	\$122,800
TADJSP/SQFT		\$142.77	\$68.00	\$77.64	\$74.89	\$98.24
Total Adj Factors	\$50,600	\$44,800	\$27,600	\$29,200	\$70,500	\$53,800
Adjusted Sale Price		\$144,000	\$111,400	\$137,400	\$83,000	\$119,600
Comparable Estimate	\$119,000 (\$86.42/SFLA)					

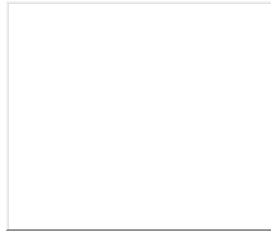
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-10	102.21-2-24	102.21-6-52	91.77-1-3	90.76-2-50
Owner	Mack, Donald	Sinclair, Jake P	Arnold, Shai	Johnson, Teourialeir G	Weeks, Atiya B
Address	28 Winkler Rd	19 Rowland Rd	98 David Ave	2501 Genesee St	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	40 x 120	34 x 120	50 x 135	34 x 120	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1928 / 0	1927 / 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 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	1.0	1.3	1.5
Bedrooms	3	3	3	4	4
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	1100	1023	1034	1136	1014
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1238	1300	1034	1494	1284
Att/Det Gar Sqft	418	266	320	216	180
Prior Land	\$8,900				
Prior Total	\$54,700				
Comp Land Estimate	\$9,000	\$8,000	\$11,000	\$8,000	\$8,000
					\$7,000
Sale Date		4/4/2019	7/27/2018	10/23/2020	7/22/2020
Sale Price		\$85,000	\$100,000	\$116,000	\$92,500
Time Adj Sale Price		\$88,400	\$108,700	\$116,000	\$92,500
TADJSP/SQFT		\$68.00	\$105.13	\$77.64	\$72.04
Total Adj Factors	\$30,000	\$27,600	\$27,400	\$29,200	\$29,500
Adjusted Sale Price		\$90,800	\$111,300	\$116,800	\$93,000
					\$26,900
Comparable Estimate	\$108,000 (\$87.24/SFLA)				\$126,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-21	102.21-2-24	91.77-1-3	102.21-6-52	91.77-3-14
Owner	Hebert, Cynthia L	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Dierdorf, Justin
Address	29 Winkler 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	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1929 / 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	1036	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	1313	1300	1494	1034	1644
Att/Det Gar Sqft	280	266	216	320	624
Prior Land	\$7,300				
Prior Total	\$54,100				
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	\$28,900	\$27,600	\$29,200	\$27,400	\$57,300
Adjusted Sale Price		\$89,700	\$115,700	\$110,200	\$120,600
Comparable Estimate	\$106,000 (\$80.73/SFLA)				\$29,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-9	102.21-3-17	102.21-6-27	102.21-4-4	91.77-3-4
Owner	Stutz, Peter J	Eady, Aaron N	Griffin, Dajour	Mir, Torikulislam	Sniatecki, Steve
Address	30 Winkler Rd	15 Winkler Rd	125 Peach Tree Rd	24 Pendennis Pl	2559 Genesee St
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	42 x 120	35 x 120	35 x 121	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1928 / 0	1927 / 0	1929 / 0	1936 / 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	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	1276	1078	1028	973	891
2nd Sty Area	0	0	0	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	1651	1655	1592	1855	1820
Att/Det Gar Sqft		480	396	665	336
Prior Land	\$9,000				
Prior Total	\$53,800				
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$9,000	\$8,000
Sale Date		7/27/2018	3/16/2020	2/7/2020	10/2/2020
Sale Price		\$90,552	\$100,000	\$92,500	\$130,000
Time Adj Sale Price		\$98,400	\$100,700	\$93,300	\$130,000
TADJSP/SQFT		\$59.46	\$63.25	\$50.30	\$74.20
Total Adj Factors	\$27,800	\$33,300	\$31,900	\$36,100	\$33,600
Adjusted Sale Price		\$92,900	\$96,600	\$85,000	\$124,200
Comparable Estimate	\$97,000 (\$58.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-22	102.21-3-17	102.21-6-27	91.77-3-4	91.77-1-8
Owner	Lata, Daniel H	Eady, Aaron N	Griffin, Dajour	Sniatecki, Steve	Hawkins, Aaron
Address	31 Winkler Rd	15 Winkler Rd	125 Peach Tree Rd	2559 Genesee St	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	33 x 120	35 x 120	35 x 121	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	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	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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1078	1028	891	959
2nd Sty Area	0	0	0	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1677	1655	1592	1752	1855
Att/Det Gar Sqft		480	396	336	665
Prior Land	\$7,300				
Prior Total	\$58,200				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000
Sale Date		7/27/2018	3/16/2020	10/2/2020	2/7/2020
Sale Price		\$90,552	\$100,000	\$130,000	\$92,500
Time Adj Sale Price		\$98,400	\$100,700	\$130,000	\$93,300
TADJSP/SQFT		\$59.46	\$63.25	\$74.20	\$50.30
Total Adj Factors	\$16,000	\$33,300	\$31,900	\$33,600	\$36,100
Adjusted Sale Price		\$81,100	\$84,800	\$112,400	\$73,200
Comparable Estimate	\$85,000 (\$50.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-2-8	102.21-2-24	91.77-1-3	102.21-6-52	90.76-2-50
Owner	Conly Robert J	Sinclair, Jake P	Johnson, Teourialeir G	Arnold, Shai	Weeks, Atiya B
Address	34 Winkler Rd	19 Rowland Rd	2501 Genesee St	98 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	48 x 120	34 x 120	34 x 120	50 x 135	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	1928 / 0	1928 / 0	1930 / 0	1927 / 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 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	1.5
Bedrooms	3	3	4	3	4
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	1100	1023	1136	1034	1014
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1238	1300	1494	1034	1284
Att/Det Gar Sqft		266	216	320	180
Prior Land	\$9,700				
Prior Total	\$50,000				
Comp Land Estimate	\$10,000	\$8,000	\$8,000	\$11,000	\$8,000
Sale Date		4/4/2019	10/23/2020	7/27/2018	7/22/2020
Sale Price		\$85,000	\$116,000	\$100,000	\$92,500
Time Adj Sale Price		\$88,400	\$116,000	\$108,700	\$92,500
TADJSP/SQFT		\$68.00	\$77.64	\$105.13	\$72.04
Total Adj Factors	\$25,400	\$27,600	\$29,200	\$27,400	\$29,500
Adjusted Sale Price		\$86,200	\$112,200	\$106,700	\$88,400
Comparable Estimate	\$103,000 (\$83.2/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.21-3-23	102.21-6-27	102.21-3-17	102.21-4-4	91.77-3-4
Owner	Saltana Kakali	Griffin, Dajour	Eady, Aaron N	Mir, Torikulislam	Sniatecki, Steve
Address	35 Winkler Rd	125 Peach Tree Rd	15 Winkler Rd	24 Pendennis Pl	2559 Genesee St
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	33 x 120	35 x 121	35 x 120	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	1927 / 0	1927 / 0	1928 / 0	1929 / 0	1936 / 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	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	924	1028	1078	973	891
2nd Sty Area	0	0	0	882	861
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 504	0 0
SFLA	1501	1592	1655	1855	1820
Att/Det Gar Sqft		396	480	665	336
Prior Land	\$7,300				
Prior Total	\$55,600				
Comp Land Estimate	\$8,000	\$8,000	\$8,000	\$9,000	\$8,000
Sale Date		3/16/2020	7/27/2018	2/7/2020	10/8/2018
Sale Price		\$100,000	\$90,552	\$92,500	\$85,000
Time Adj Sale Price		\$100,700	\$98,400	\$93,300	\$90,800
TADJSP/SQFT		\$63.25	\$59.46	\$50.30	\$49.89
Total Adj Factors	\$27,400	\$31,900	\$33,300	\$36,100	\$31,500
Adjusted Sale Price		\$96,200	\$92,500	\$84,600	\$86,700
Comparable Estimate	\$97,000 (\$64.62/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.77-1-11	91.77-1-3	102.21-2-24	91.77-3-14	90.76-3-21	102.21-6-52
Owner	Kirkland, Rovina	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Sarki, Subash	Arnold, Shai
Address	37 Winkler Rd	2501 Genesee St	19 Rowland Rd	35 George Urban Blvd	22 Marne 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	41 x 119	34 x 120	34 x 120	40 x 141	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	04 Composition	04 Composition	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1930 / 0	1928 / 0	1941 / 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 110	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / N	0 / N	0 / N
Stories	1.5	1.3	1.3	2.0	1.3	1.0
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 0	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	1008	1136	1023	876	1116	1034
2nd Sty Area	0	0	0	768	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 120	0 900	0 0
SFLA	1428	1494	1300	1644	1451	1034
Att/Det Gar Sqft	360	216	266	624	280	320
Prior Land	\$8,900					
Prior Total	\$59,300					
Comp Land Estimate	\$9,000	\$8,000	\$8,000	\$10,000	\$8,000	\$11,000
Sale Date		10/23/2020	4/4/2019	11/21/2019	9/11/2020	7/27/2018
Sale Price		\$116,000	\$85,000	\$146,500	\$120,000	\$100,000
Time Adj Sale Price		\$116,000	\$88,400	\$149,000	\$120,000	\$108,700
TADJSP/SQFT		\$77.64	\$68.00	\$90.63	\$82.70	\$105.13
Total Adj Factors	\$32,300	\$29,200	\$27,600	\$57,300	\$33,800	\$27,400
Adjusted Sale Price		\$119,100	\$93,100	\$124,000	\$118,500	\$113,600
Comparable Estimate	\$114,000 (\$79.83/SFLA)					

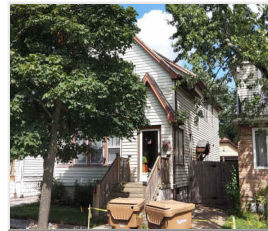
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	91.77-1-12	91.77-1-3	102.21-2-24	91.77-3-14	90.76-3-21
Owner	Ackley, Karen M	Johnson, Teourialeir G	Sinclair, Jake P	Dierdorf, Justin	Sarki, Subash
Address	41 Winkler Rd	2501 Genesee St	19 Rowland Rd	35 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	37 x 116	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	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1929 / 0	1930 / 0	1928 / 0	1941 / 0	1930 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	3	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	1100	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	1430	1494	1300	1644	1451
Att/Det Gar Sqft	840	216	266	624	280
Prior Land	\$7,900				
Prior Total	\$51,800				
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	\$25,800	\$29,200	\$27,600	\$57,300	\$33,800
Adjusted Sale Price		\$112,600	\$86,600	\$117,500	\$112,000
Comparable Estimate	\$107,000 (\$74.83/SFLA)				\$107,100



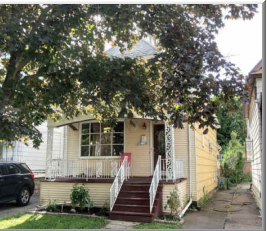
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-24	101.60-5-37	102.53-2-12	102.37-4-21	102.53-3-14	102.21-6-52
Owner	Woods, Randy	Canales, Nephtaly	King, Bernard C	Babingwa, Watimbwa O	Barnes, Carolyn	Arnold, Shai
Address	11 Woodell Ave	53 Hoerner Ave	26 Hedwig Ave	236 Straley Ave	22 Ridge Park Ave	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	30 x 104	30 x 108	30 x 104	30 x 130	30 x 139	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1915 / 0	1897 / 0	1927 / 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 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	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.0
Bedrooms	3	3	3	4	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	987	856	928	912	1240	1034
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	987	1241	1359	1193	1480	1034
Att/Det Gar Sqft		280	240	280		320
Prior Land	\$6,100					
Prior Total	\$34,900					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$11,000
Sale Date		11/21/2019	3/29/2019	7/31/2018	9/20/2018	7/27/2018
Sale Price		\$93,500	\$80,750	\$113,200	\$77,000	\$100,000
Time Adj Sale Price		\$95,100	\$84,300	\$123,100	\$82,800	\$108,700
TADJSP/SQFT		\$76.63	\$62.03	\$103.19	\$55.95	\$105.13
Total Adj Factors	\$21,100	\$28,100	\$28,400	\$26,900	\$28,200	\$27,400
Adjusted Sale Price		\$88,100	\$77,000	\$117,300	\$75,700	\$102,400
Comparable Estimate	\$92,000 (\$93.21/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-19	102.53-4-5	102.46-2-16	101.52-3-25	101.36-14-17
Owner	Storm Richard W	Overholt, Christopher M	Bassett, Brittany N	McDonnell, Patrick P	Al-Obaidi, Khulood J
Address	16 Woodell Ave	46 Reo Ave	18 Chopin Pl	145 Hoerner Ave	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 104	45 x 134	50 x 168	60 x 108	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	1951 / 0	1954 / 0	1948 / 0	1940 / 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	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	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	828	726	888	752	975
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	1422	1161	1308	1112	1463
Att/Det Gar Sqft	484	440	320	280	280
Prior Land	\$9,200				
Prior Total	\$82,100				
Comp Land Estimate	\$9,000	\$10,000	\$12,000	\$11,000	\$9,000
Sale Date		12/21/2018	9/1/2020	8/16/2019	5/13/2019
Sale Price		\$92,000	\$147,000	\$96,500	\$110,000
Time Adj Sale Price		\$97,200	\$147,000	\$99,100	\$114,100
TADJSP/SQFT		\$83.72	\$112.39	\$89.12	\$77.99
Total Adj Factors	\$57,600	\$49,600	\$54,400	\$48,300	\$58,000
Adjusted Sale Price		\$105,200	\$150,200	\$108,400	\$113,700
Comparable Estimate	\$122,000 (\$85.79/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-25	102.53-2-12	101.60-5-37	102.53-3-14	102.37-4-21
Owner	Skalski, Mary Ann	King, Bernard C	Canales, Nephtaly	Barnes, Carolyn	Babingwa, Watimbwa C
Address	17 Woodell Ave	26 Hedwig Ave	53 Hoerner Ave	22 Ridge Park 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	60 x 104	30 x 104	30 x 108	30 x 139	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1897 / 0	1915 / 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	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	1 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	990	928	856	1240	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	1278	1359	1241	1480	1193
Att/Det Gar Sqft	440	240	280	280	240
Prior Land	\$10,300				
Prior Total	\$68,000				
Comp Land Estimate	\$10,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		3/29/2019	11/21/2019	9/20/2018	7/31/2018
Sale Price		\$80,750	\$93,500	\$77,000	\$113,200
Time Adj Sale Price		\$84,300	\$95,100	\$82,800	\$123,100
TADJSP/SQFT		\$62.03	\$76.63	\$55.95	\$103.19
Total Adj Factors	\$31,800	\$28,400	\$28,100	\$28,200	\$26,900
Adjusted Sale Price		\$87,700	\$98,800	\$86,400	\$128,000
Comparable Estimate	\$104,000 (\$81.38/SFLA)				

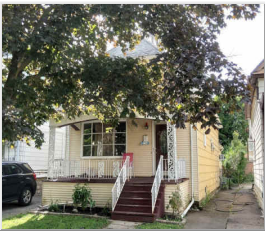
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-18	102.53-2-9	102.45-3-25	102.54-1-21	102.53-3-14
Owner	Pham Hung V & Oanh T	Mazid, Anamul	Mahmood, Elizabeth M	Alam, Muhammad Khur	Barnes, Carolyn
Address	18 Woodell Ave	38 Hedwig Ave	85 Hedwig 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	40 x 104	30 x 104	30 x 104	60 x 138	30 x 135
Building Style	05 Colonial	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	2001 / 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/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	2.0	1.5	2.0	1.5	1.3
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 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	1200	1012	875	1068	1240
2nd Sty Area	1200	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2400	1644	1645	1655	1480
Att/Det Gar Sqft	308	240			
Prior Land	\$8,200				
Prior Total	\$115,370				
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	\$91,200	\$32,500	\$29,200	\$24,000	\$28,200
Adjusted Sale Price		\$179,700	\$163,300	\$166,200	\$145,800
Comparable Estimate	\$163,000 (\$67.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-26	102.45-5-40	102.45-1-17	102.53-1-10	102.45-2-16
Owner	Goettel, Susan Marie	Vincent, Kevin	Bethea, Kyle Robert	Begum, Yeasmin	Sultana, Safia
Address	21 Woodell Ave	129 Reo Ave	100 Woodell Ave	50 Woodell 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 104	60 x 134	30 x 104	30 x 104	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	04 Composition	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1928 / 0	1927 / 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	1.5	1.5	2.0	1.5
Bedrooms	3	3	4	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	4 Full 0
1st Sty Area	1012	968	1170	1024	1002
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1521	1573	1774	1904	1862
Att/Det Gar Sqft	342	440	400	360	400
Prior Land	\$6,100				
Prior Total	\$46,700				
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$7,000	\$9,000
Sale Date		6/28/2019	2/20/2019	8/28/2020	10/19/2020
Sale Price		\$96,000	\$75,000	\$80,000	\$139,000
Time Adj Sale Price		\$99,200	\$78,500	\$80,000	\$139,000
TADJSP/SQFT		\$63.06	\$44.25	\$42.02	\$74.65
Total Adj Factors	\$29,500	\$32,400	\$30,200	\$31,200	\$56,600
Adjusted Sale Price		\$96,300	\$77,800	\$78,300	\$111,900
Comparable Estimate	\$98,000 (\$64.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-17	101.60-5-37	102.37-4-21	102.53-2-12	102.53-3-14
Owner	Majewski, Jared J	Canales, Nephtaly	Babingwa, Watimbwa O	King, Bernard C	Barnes, Carolyn
Address	22 Woodell Ave	53 Hoerner Ave	236 Straley Ave	26 Hedwig 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	30 x 104	30 x 108	30 x 130	30 x 104	30 x 139
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	1915 / 0	1927 / 0	1897 / 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 No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.5	1.5	1.5	1.3
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	3 Partial 0	4 Full 0
1st Sty Area	1070	856	912	928	1240
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1185	1241	1193	1359	1480
Att/Det Gar Sqft	462	280	280	240	
Prior Land	\$6,100				
Prior Total	\$49,900				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000
Sale Date		11/21/2019	7/31/2018	3/29/2019	9/20/2018
Sale Price		\$93,500	\$113,200	\$80,750	\$77,000
Time Adj Sale Price		\$95,100	\$123,100	\$84,300	\$82,800
TADJSP/SQFT		\$76.63	\$103.19	\$62.03	\$55.95
Total Adj Factors	\$27,600	\$28,100	\$26,900	\$28,400	\$28,200
Adjusted Sale Price		\$94,600	\$123,800	\$83,500	\$82,200
Comparable Estimate	\$100,000 (\$84.39/SFLA)				\$32,500 \$116,100



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-16	102.53-3-28	101.60-6-27	101.60-4-20	101.60-5-43
Owner	Ladkov, Latchezar	Dang, Be Van	Baltimore, Tereka N	Rudolph, Ayesha S	Khatun, Rashida
Address	24 Woodell Ave	41 Hedwig Ave	45 Haller Ave	146 Woodell 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	30 x 104	60 x 104	30 x 121	30 x 104	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	1902 / 0	1920 / 0	1918 / 0	1907 / 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 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	2.5	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	5	6
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	1 Slab/pier 0
1st Sty Area	1087	1081	1127	1144	1132
2nd Sty Area	1078	1081	1127	990	1012
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 0
SFLA	2165	2162	2254	2134	2144
Att/Det Gar Sqft	400	572		342	
Prior Land	\$6,100				
Prior Total	\$58,300				
Comp Land Estimate	\$7,000	\$10,000	\$7,000	\$7,000	\$7,000
Sale Date		10/3/2019	3/29/2019	11/19/2019	10/6/2020
Sale Price		\$115,000	\$145,000	\$131,000	\$80,000
Time Adj Sale Price		\$117,300	\$151,300	\$133,200	\$80,000
TADJSP/SQFT		\$54.26	\$67.13	\$62.42	\$37.31
Total Adj Factors	\$35,900	\$41,600	\$35,500	\$36,500	\$15,900
Adjusted Sale Price		\$111,600	\$151,700	\$132,600	\$100,000
Comparable Estimate	\$122,000 (\$56.35/SFLA)				

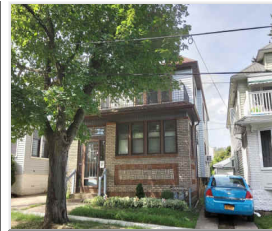
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-27	102.53-3-14	102.53-2-9	102.45-3-25	102.53-2-12
Owner	Islam, Miladul	Barnes, Carolyn	Mazid, Anamul	Mahmood, Elizabeth M	King, Bernard C
Address	25 Woodell Ave	22 Ridge Park Ave	38 Hedwig Ave	85 Hedwig 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 104	30 x 139	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	04 Composition	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1920 / 0	1927 / 0	1927 / 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 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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	2.0	1.5
Bedrooms	3	3	4	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	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	985	1240	1012	875	928
2nd Sty Area	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1544	1480	1644	1645	1359
Att/Det Gar Sqft	264		240		240
Prior Land	\$6,100				
Prior Total	\$58,900				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		9/20/2018	8/31/2020	12/3/2019	3/29/2019
Sale Price		\$77,000	\$121,000	\$100,000	\$80,750
Time Adj Sale Price		\$82,800	\$121,000	\$101,300	\$84,300
TADJSP/SQFT		\$55.95	\$73.60	\$61.58	\$62.03
Total Adj Factors	\$29,000	\$28,200	\$32,500	\$29,200	\$28,400
Adjusted Sale Price		\$83,600	\$117,500	\$101,100	\$84,900
Comparable Estimate	\$98,000 (\$63.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-15	101.60-5-37	102.37-4-21	102.53-2-12	102.53-3-14
Owner	Watkins Alicia R	Canales, Nephtaly	Babingwa, Watimbwa O	King, Bernard C	Barnes, Carolyn
Address	26 Woodell Ave	53 Hoerner Ave	236 Straley Ave	26 Hedwig 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	30 x 104	30 x 108	30 x 130	30 x 104	30 x 139
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	1915 / 0	1927 / 0	1897 / 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 No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.5	1.5	1.5	1.3
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	3 Partial 0	4 Full 0
1st Sty Area	1070	856	912	928	1240
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1185	1241	1193	1359	1480
Att/Det Gar Sqft	360	280	280	240	
Prior Land	\$6,100				
Prior Total	\$48,900				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000
Sale Date		11/21/2019	7/31/2018	3/29/2019	9/20/2018
Sale Price		\$93,500	\$113,200	\$80,750	\$77,000
Time Adj Sale Price		\$95,100	\$123,100	\$84,300	\$82,800
TADJSP/SQFT		\$76.63	\$103.19	\$62.03	\$55.95
Total Adj Factors	\$26,800	\$28,100	\$26,900	\$28,400	\$28,200
Adjusted Sale Price		\$93,800	\$123,000	\$82,700	\$81,400
Comparable Estimate	\$99,000 (\$83.54/SFLA)				\$32,500



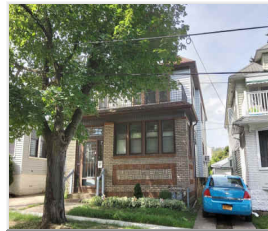
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-28	102.45-3-36	101.60-6-27	101.28-5-8	101.52-3-5	102.53-3-28
Owner	Rara, Eleanor	Franasiak, Daniel	Baltimore, Tereka N	Frances Dugan, Andrew	Bird House Holdings LI	Dang, Be Van
Address	29 Woodell Ave	119 Hedwig Ave	45 Haller Ave	36 David Ave	122 Haller Ave	41 Hedwig 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 104	40 x 104	30 x 121	60 x 135	30 x 102	60 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1920 / 0	1915 / 0	1920 / 0	1902 / 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	6	6	6	5	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	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1447	1214	1127	1624	1175	1081
2nd Sty Area	1281	1193	1127	902	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2728	2407	2254	2717	2274	2162
Att/Det Gar Sqft	500	360		462		572
Prior Land	\$10,300					
Prior Total	\$68,900					
Comp Land Estimate	\$10,000	\$8,000	\$7,000	\$12,000	\$7,000	\$10,000
Sale Date		4/3/2020	3/29/2019	9/16/2019	2/6/2020	10/3/2019
Sale Price		\$157,500	\$145,000	\$109,900	\$129,000	\$115,000
Time Adj Sale Price		\$158,300	\$151,300	\$112,500	\$130,100	\$117,300
TADJSP/SQFT		\$65.77	\$67.13	\$41.41	\$57.21	\$54.26
Total Adj Factors	\$25,800	\$41,300	\$35,500	\$48,100	\$35,700	\$41,600
Adjusted Sale Price		\$142,800	\$141,600	\$90,200	\$120,200	\$101,500
Comparable Estimate	\$119,000 (\$43.62/SFLA)					

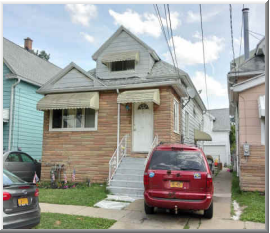
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-14	102.53-1-10	102.45-2-16	101.60-4-21	102.45-1-17
Owner	New Terrapin LLC	Begum, Yeasmin	Sultana, Safia	Noman, Khasru	Bethea, Kyle Robert
Address	30 Woodell Ave	50 Woodell Ave	96 Hedwig Ave	12 Hoerner 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	31 x 104	30 x 104	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1930 / 0	1925 / 0	1928 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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	2.0	1.5
Bedrooms	6	6	5	6	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	3 Partial 0	4 Full 0
1st Sty Area	1100	1024	1002	1008	1170
2nd Sty Area	460	880	0	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1904	1862	2016	1774
Att/Det Gar Sqft	294	360	400	400	400
Prior Land	\$6,500				
Prior Total	\$57,800				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		8/28/2020	10/19/2020	7/30/2019	2/20/2019
Sale Price		\$80,000	\$139,000	\$80,000	\$75,000
Time Adj Sale Price		\$80,000	\$139,000	\$82,400	\$78,500
TADJSP/SQFT		\$42.02	\$74.65	\$40.87	\$44.25
Total Adj Factors	\$34,400	\$31,200	\$56,600	\$32,600	\$30,200
Adjusted Sale Price		\$83,200	\$116,800	\$84,200	\$82,700
Comparable Estimate	\$95,000 (\$48.47/SFLA)				

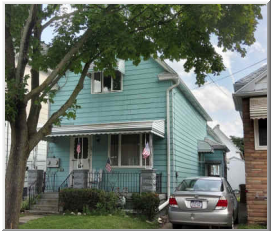
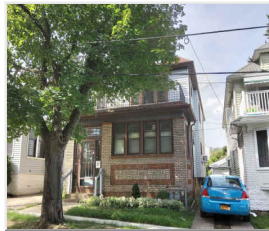
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-13	101.44-6-8	101.60-6-27	102.21-4-5	101.52-3-5
Owner	Burks, Cherise	Kowal, Thomas E Jr	Baltimore, Tereka N	Islam, Moynul	Bird House Holdings LI
Address	34 Woodell Ave	54 Wildy Ave	45 Haller Ave	20 Pendennis Pl	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	36 x 104	51 x 189	30 x 121	72 x 124	30 x 102
Building Style	05 Colonial	05 Colonial	08 Old style	05 Colonial	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1920 / 0	1956 / 0	1920 / 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 90	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	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	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	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1136	1484	1127	1560	1175
2nd Sty Area	1104	837	1127	1280	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2240	2321	2254	2840	2274
Att/Det Gar Sqft	484	396		748	
Prior Land	\$7,400				
Prior Total	\$96,500				
Comp Land Estimate	\$8,000	\$12,000	\$7,000	\$13,000	\$7,000
Sale Date		9/29/2020	3/29/2019	12/28/2018	2/6/2020
Sale Price		\$210,000	\$145,000	\$145,000	\$129,000
Time Adj Sale Price		\$210,000	\$151,300	\$153,200	\$130,100
TADJSP/SQFT		\$90.48	\$67.13	\$53.94	\$57.21
Total Adj Factors	\$85,100	\$87,500	\$35,500	\$83,800	\$35,700
Adjusted Sale Price		\$207,600	\$200,900	\$154,500	\$179,500
Comparable Estimate	\$181,000 (\$80.8/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-29	102.45-5-40	102.45-1-17	102.53-1-10	102.45-2-16	101.36-4-3
Owner	Bovich, Kassomboyi Bc	Vincent, Kevin	Bethea, Kyle Robert	Begum, Yeasmin	Sultana, Safia	George, Asalmah
Address	35 Woodell Ave	129 Reo Ave	100 Woodell Ave	50 Woodell Ave	96 Hedwig Ave	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	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 104	60 x 134	30 x 104	30 x 104	30 x 104	45 x 113
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	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1928 / 0	1927 / 0	1930 / 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 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	1.5	1.5	2.0	1.5	1.5
Bedrooms	4	3	4	6	5	4
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1036	968	1170	1024	1002	1006
2nd Sty Area	0	0	0	880	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1613	1573	1774	1904	1862	1623
Att/Det Gar Sqft	484	440	400	360	400	440
Prior Land	\$6,100					
Prior Total	\$50,500					
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		6/28/2019	2/20/2019	8/28/2020	10/19/2020	8/17/2018
Sale Price		\$96,000	\$75,000	\$80,000	\$139,000	\$118,000
Time Adj Sale Price		\$99,200	\$78,500	\$80,000	\$139,000	\$127,600
TADJSP/SQFT		\$63.06	\$44.25	\$42.02	\$74.65	\$78.62
Total Adj Factors	\$29,300	\$32,400	\$30,200	\$31,200	\$56,600	\$31,800
Adjusted Sale Price		\$96,100	\$77,600	\$78,100	\$111,700	\$125,100
Comparable Estimate	\$98,000 (\$60.76/SFLA)					

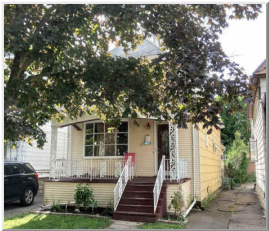
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-12	101.44-6-8	102.45-3-36	101.60-6-27	101.52-3-5
Owner	WNY Apartments LLC.	Kowal, Thomas E Jr	Fransasiak, Daniel	Baltimore, Tereka N	Bird House Holdings LI
Address	36 Woodell Ave	54 Wildy Ave	119 Hedwig 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	47 x 104	51 x 189	40 x 104	30 x 121	30 x 102
Building Style	04 Cape cod	05 Colonial	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	1950 / 0	1955 / 0	1927 / 0	1920 / 0	1920 / 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 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	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1358	1484	1214	1127	1081
2nd Sty Area	0	837	1193	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2352	2321	2407	2254	2274
Att/Det Gar Sqft	528	396	360		572
Prior Land	\$8,900				
Prior Total	\$54,900				
Comp Land Estimate	\$9,000	\$12,000	\$8,000	\$7,000	\$10,000
Sale Date		9/29/2020	4/3/2020	3/29/2019	2/6/2020
Sale Price		\$210,000	\$157,500	\$145,000	\$129,000
Time Adj Sale Price		\$210,000	\$158,300	\$151,300	\$130,100
TADJSP/SQFT		\$90.48	\$65.77	\$67.13	\$57.21
Total Adj Factors	\$48,400	\$87,500	\$41,300	\$35,500	\$41,600
Adjusted Sale Price		\$170,900	\$165,400	\$164,200	\$142,800
Comparable Estimate	\$153,000 (\$65.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-30	102.53-2-12	101.60-5-37	102.53-3-14	102.53-2-9
Owner	Ambellan, Gary	King, Bernard C	Canales, Nephtaly	Barnes, Carolyn	Mazid, Anamul
Address	37 Woodell Ave	26 Hedwig Ave	53 Hoerner 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	30 x 104	30 x 104	30 x 108	30 x 139	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	1928 / 0	1897 / 0	1915 / 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 Yes	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	1 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1034	928	856	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	1291	1359	1241	1480	1644
Att/Det Gar Sqft	588	240	280		240
Prior Land	\$6,100				
Prior Total	\$63,100				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		3/29/2019	11/21/2019	9/20/2018	8/31/2020
Sale Price		\$80,750	\$93,500	\$77,000	\$121,000
Time Adj Sale Price		\$84,300	\$95,100	\$82,800	\$121,000
TADJSP/SQFT		\$62.03	\$76.63	\$55.95	\$73.60
Total Adj Factors	\$35,800	\$28,400	\$28,100	\$28,200	\$32,500
Adjusted Sale Price		\$91,700	\$102,800	\$90,400	\$124,300
Comparable Estimate	\$108,000 (\$83.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-31	102.45-3-36	101.60-6-27	101.52-3-5	102.53-3-28
Owner	Drzazgowski, Emily	Franasiak, Daniel	Baltimore, Tereka N	Bird House Holdings LL	Dang, Be Van
Address	39 Woodell Ave	119 Hedwig Ave	45 Haller Ave	122 Haller Ave	41 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 104	40 x 104	30 x 121	30 x 102	60 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1920 / 0	1920 / 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	1 No central 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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1726	1214	1127	1175	1081
2nd Sty Area	800	1193	1127	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2526	2407	2254	2274	2162
Att/Det Gar Sqft		360			572
Prior Land	\$6,100				
Prior Total	\$47,600				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$10,000
Sale Date		4/3/2020	3/29/2019	2/6/2020	10/3/2019
Sale Price		\$157,500	\$145,000	\$129,000	\$115,000
Time Adj Sale Price		\$158,300	\$151,300	\$130,100	\$117,300
TADJSP/SQFT		\$65.77	\$67.13	\$57.21	\$54.26
Total Adj Factors	\$19,500	\$41,300	\$35,500	\$35,700	\$41,600
Adjusted Sale Price		\$136,500	\$135,300	\$113,900	\$95,200
Comparable Estimate	\$113,000 (\$44.73/SFLA)				\$82,500

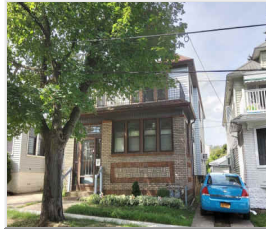


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-32	102.45-3-36	101.60-6-27	101.52-3-5	102.53-3-28	101.60-3-31
Owner	Wilkes, Nicole M	Franasiak, Daniel	Baltimore, Tereka N	Bird House Holdings LL	Dang, Be Van	Hossain, Anowara
Address	41 Woodell Ave	119 Hedwig Ave	45 Haller Ave	122 Haller Ave	41 Hedwig 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	30 x 104	40 x 104	30 x 121	30 x 102	60 x 104	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1920 / 0	1920 / 0	1902 / 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	6	6	6	6	6
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	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1277	1214	1127	1175	1081	1123
2nd Sty Area	1127	1193	1127	1099	1081	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2404	2407	2254	2274	2162	2246
Att/Det Gar Sqft		360			572	576
Prior Land	\$6,100					
Prior Total	\$49,600					
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$10,000	\$9,000
Sale Date		4/3/2020	3/29/2019	2/6/2020	10/3/2019	1/3/2019
Sale Price		\$157,500	\$145,000	\$129,000	\$115,000	\$84,000
Time Adj Sale Price		\$158,300	\$151,300	\$130,100	\$117,300	\$88,200
TADJSP/SQFT		\$65.77	\$67.13	\$57.21	\$54.26	\$39.27
Total Adj Factors	\$33,300	\$41,300	\$35,500	\$35,700	\$41,600	\$25,200
Adjusted Sale Price		\$150,300	\$149,100	\$127,700	\$109,000	\$96,300
Comparable Estimate	\$126,000 (\$52.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-33	102.53-3-14	102.53-2-12	102.53-2-9	101.60-5-37
Owner	Ellingham Joshua	Barnes, Carolyn	King, Bernard C	Mazid, Anamul	Mahmood, Elizabeth M
Address	43 Woodell Ave	22 Ridge Park Ave	26 Hedwig Ave	38 Hedwig 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 104	30 x 139	30 x 104	30 x 104	30 x 108
Building 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	01 Wood
Year Built/Eff Yr Built	1922 / 0	1920 / 0	1897 / 0	1927 / 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	3 Hot wtr/stm 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	4	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	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1012	1240	928	1012	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	1419	1480	1359	1644	1645
Att/Det Gar Sqft	228		240	240	280
Prior Land	\$6,100				
Prior Total	\$56,300				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000
Sale Date		9/20/2018	3/29/2019	8/31/2020	12/3/2019
Sale Price		\$77,000	\$80,750	\$121,000	\$100,000
Time Adj Sale Price		\$82,800	\$84,300	\$121,000	\$101,300
TADJSP/SQFT		\$55.95	\$62.03	\$73.60	\$61.58
Total Adj Factors	\$27,000	\$28,200	\$28,400	\$32,500	\$29,200
Adjusted Sale Price		\$81,600	\$82,900	\$115,500	\$99,100
Comparable Estimate	\$95,000 (\$66.95/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-34	102.53-3-14	102.53-2-9	102.45-3-25	102.21-2-16	102.53-2-12
Owner	1002 Abbott Inc	Barnes, Carolyn	Mazid, Anamul	Mahmood, Elizabeth M	Eastman, Robert J	King, Bernard C
Address	45 Woodell Ave	22 Ridge Park Ave	38 Hedwig Ave	85 Hedwig Ave	8 Winkler Rd	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	30 x 104	30 x 139	30 x 104	30 x 104	34 x 120	30 x 104
Building Style	13 Bungalow	08 Old style	08 Old style	08 Old style	13 Bungalow	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1920 / 0	1927 / 0	1927 / 0	1928 / 0	1897 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	2.0	1.0	1.5
Bedrooms	3	3	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1012	1240	1012	875	968	928
2nd Sty Area	0	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 968	0 0
SFLA	1521	1480	1644	1645	968	1359
Att/Det Gar Sqft			240		180	240
Prior Land	\$6,100					
Prior Total	\$52,900					
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		9/20/2018	8/31/2020	12/3/2019	6/19/2020	3/29/2019
Sale Price		\$77,000	\$121,000	\$100,000	\$138,000	\$80,750
Time Adj Sale Price		\$82,800	\$121,000	\$101,300	\$138,200	\$84,300
TADJSP/SQFT		\$55.95	\$73.60	\$61.58	\$142.77	\$62.03
Total Adj Factors	\$50,100	\$28,200	\$32,500	\$29,200	\$44,800	\$28,400
Adjusted Sale Price		\$104,700	\$138,600	\$122,200	\$143,500	\$106,000
Comparable Estimate	\$123,000 (\$80.87/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-11	102.45-3-36	101.44-6-8	101.60-6-27	101.52-3-5
Owner	Peters, Ruth	Franasiak, Daniel	Kowal, Thomas E Jr	Baltimore, Tereka N	Bird House Holdings LI
Address	46 Woodell Ave	119 Hedwig Ave	54 Wildy 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 104	40 x 104	51 x 189	30 x 121	30 x 102
Building Style	04 Cape cod	08 Old style	05 Colonial	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	1951 / 0	1927 / 0	1955 / 0	1920 / 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 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	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	3 Partial 0
1st Sty Area	1412	1214	1484	1175	1081
2nd Sty Area	0	1193	837	1127	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2471	2407	2321	2254	2274
Att/Det Gar Sqft	912	360	396		572
Prior Land	\$10,800				
Prior Total	\$100,400				
Comp Land Estimate	\$11,000	\$8,000	\$12,000	\$7,000	\$10,000
Sale Date		4/3/2020	9/29/2020	3/29/2019	2/6/2020
Sale Price		\$157,500	\$210,000	\$145,000	\$129,000
Time Adj Sale Price		\$158,300	\$210,000	\$151,300	\$130,100
TADJSP/SQFT		\$65.77	\$90.48	\$67.13	\$57.21
Total Adj Factors	\$103,900	\$41,300	\$87,500	\$35,500	\$41,600
Adjusted Sale Price		\$220,900	\$226,400	\$219,700	\$198,300
Comparable Estimate	\$209,000 (\$84.58/SFLA)				

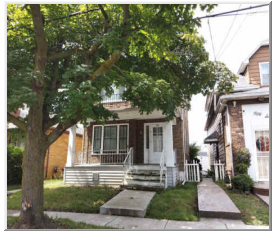


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-35	102.45-3-36	101.60-6-27	101.28-5-8	101.52-3-5	102.53-3-28
Owner	Handy, Paulette C	Franasiak, Daniel	Baltimore, Tereka N	Frances Dugan, Andrew	Bird House Holdings LI	Dang, Be Van
Address	47 Woodell Ave	119 Hedwig Ave	45 Haller Ave	36 David Ave	122 Haller Ave	41 Hedwig 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 104	40 x 104	30 x 121	60 x 135	30 x 102	60 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1920 / 0	1915 / 0	1920 / 0	1902 / 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	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	6	6	6	5	6	6
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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1628	1214	1127	1624	1175	1081
2nd Sty Area	1628	1193	1127	902	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3256	2407	2254	2717	2274	2162
Att/Det Gar Sqft		360		462		572
Prior Land	\$6,100					
Prior Total	\$64,600					
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$12,000	\$7,000	\$10,000
Sale Date		4/3/2020	3/29/2019	9/16/2019	2/6/2020	10/3/2019
Sale Price		\$157,500	\$145,000	\$109,900	\$129,000	\$115,000
Time Adj Sale Price		\$158,300	\$151,300	\$112,500	\$130,100	\$117,300
TADJSP/SQFT		\$65.77	\$67.13	\$41.41	\$57.21	\$54.26
Total Adj Factors	\$46,700	\$41,300	\$35,500	\$48,100	\$35,700	\$41,600
Adjusted Sale Price		\$163,700	\$162,500	\$111,100	\$141,100	\$122,400
Comparable Estimate	\$140,000 (\$43/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-10	102.53-1-10	102.45-1-17	101.60-4-21	101.60-3-43
Owner	Begum, Yeasmin	Begum, Yeasmin	Bethea, Kyle Robert	Noman, Khasru	Wojewoda, Kyle R
Address	50 Woodell Ave	50 Woodell Ave	100 Woodell Ave	12 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	30 x 104	30 x 104	30 x 104	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	01 Wood	01 Wood	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1930 / 0	1928 / 0	1920 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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	2.0
Bedrooms	6	6	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	4 Full 0
1st Sty Area	1024	1024	1002	1170	1008
2nd Sty Area	880	880	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1904	1904	1862	1774	2016
Att/Det Gar Sqft	360	360	400	400	400
Prior Land	\$6,100				
Prior Total	\$55,500				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		8/28/2020	10/19/2020	2/20/2019	7/30/2019
Sale Price		\$80,000	\$139,000	\$75,000	\$80,000
Time Adj Sale Price		\$80,000	\$139,000	\$78,500	\$82,400
TADJSP/SQFT		\$42.02	\$74.65	\$44.25	\$40.87
Total Adj Factors	\$31,200	\$31,200	\$56,600	\$30,200	\$32,600
Adjusted Sale Price		\$80,000	\$113,600	\$79,500	\$81,000
Comparable Estimate	\$92,000 (\$48.32/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-1-9	101.44-2-8	101.44-2-4	101.36-14-12	101.36-6-2	101.28-9-14
Owner	Rutkowski, Gary J	Meinhold, Kelly C	Tydus, Jessica L	Soles, Viola D	Gregoire, Todd C	Jamh WNY LLC
Address	52 Woodell Ave	120 Alpine Pl	155 Avery Pl	110 Alpine Pl	9 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	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 104	51 x 100	79 x 100	76 x 100	54 x 98	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	1957 / 0	1955 / 0	1957 / 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	3 Hot wtr/stm 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	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	1184	1169	1330	1278	988	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	1184	1169	1330	1278	988	1085
Att/Det Gar Sqft		440	280	273	320	399
Prior Land	\$6,100					
Prior Total	\$59,760					
Comp Land Estimate	\$7,000	\$9,000	\$12,000	\$12,000	\$10,000	\$8,000
Sale Date		8/19/2020	12/24/2019	12/30/2019	7/18/2018	9/29/2020
Sale Price		\$119,900	\$138,100	\$118,400	\$100,000	\$95,000
Time Adj Sale Price		\$119,900	\$139,900	\$120,000	\$108,700	\$95,000
TADJSP/SQFT		\$102.57	\$105.19	\$93.90	\$110.02	\$87.56
Total Adj Factors	\$55,100	\$59,200	\$68,100	\$64,900	\$51,900	\$54,300
Adjusted Sale Price		\$115,800	\$126,900	\$110,200	\$111,900	\$95,800
Comparable Estimate	\$112,000 (\$94.59/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-8	102.53-1-10	102.45-1-17	102.45-2-16	101.60-4-21
Owner	Rutkowski, Janice M	Begum, Yeasmin	Bethea, Kyle Robert	Sultana, Safia	Noman, Khasru
Address	54 Woodell Ave	50 Woodell Ave	100 Woodell Ave	96 Hedwig 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 104	30 x 104	30 x 104	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	02 Brick	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1919 / 0	1927 / 0	1928 / 0	1930 / 0	1925 / 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 105	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	1.5	1.5	2.0
Bedrooms	4	6	4	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	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	908	1024	1170	1002	1008
2nd Sty Area	908	880	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1816	1904	1774	1862	2016
Att/Det Gar Sqft	400	360	400	400	400
Prior Land	\$6,100				
Prior Total	\$53,800				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		8/28/2020	2/20/2019	10/19/2020	7/30/2019
Sale Price		\$80,000	\$75,000	\$139,000	\$80,000
Time Adj Sale Price		\$80,000	\$78,500	\$139,000	\$82,400
TADJSP/SQFT		\$42.02	\$44.25	\$74.65	\$40.87
Total Adj Factors	\$34,300	\$31,200	\$30,200	\$56,600	\$32,600
Adjusted Sale Price		\$83,100	\$82,600	\$116,700	\$84,100
Comparable Estimate	\$95,000 (\$52.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-7	102.45-5-40	102.45-1-17	102.53-1-10	102.45-2-16
Owner	Molina, Leah M	Vincent, Kevin	Bethea, Kyle Robert	Begum, Yeasmin	Sultana, Safia
Address	56 Woodell Ave	129 Reo Ave	100 Woodell Ave	50 Woodell 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 104	60 x 134	30 x 104	30 x 104	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	04 Composition	04 Composition	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1928 / 0	1927 / 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	1.3	1.5	1.5	2.0	1.5
Bedrooms	4	3	4	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	4 Full 0
1st Sty Area	1183	968	1170	1024	1002
2nd Sty Area	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1500	1573	1774	1904	1862
Att/Det Gar Sqft	228	440	400	360	400
Prior Land	\$6,100				
Prior Total	\$51,400				
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$7,000	\$9,000
Sale Date		6/28/2019	2/20/2019	8/28/2020	10/19/2020
Sale Price		\$96,000	\$75,000	\$80,000	\$139,000
Time Adj Sale Price		\$99,200	\$78,500	\$80,000	\$139,000
TADJSP/SQFT		\$63.06	\$44.25	\$42.02	\$74.65
Total Adj Factors	\$28,600	\$32,400	\$30,200	\$31,200	\$56,600
Adjusted Sale Price		\$95,400	\$76,900	\$77,400	\$111,000
Comparable Estimate	\$97,000 (\$64.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-2-36	102.45-3-36	102.53-3-28	101.60-6-27	101.52-3-5
Owner	Lumley, Tabatha	Franasiak, Daniel	Dang, Be Van	Baltimore, Tereka N	Bird House Holdings LI
Address	57 Woodell Ave	119 Hedwig Ave	41 Hedwig 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	90 x 104	40 x 104	60 x 104	30 x 121	30 x 102
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	1890 / 0	1927 / 0	1902 / 0	1920 / 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 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	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1276	1214	1081	1127	1175
2nd Sty Area	636	1193	1081	1127	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2462	2407	2162	2254	2274
Att/Det Gar Sqft	576	360	572		
Prior Land	\$13,400				
Prior Total	\$67,200				
Comp Land Estimate	\$14,000	\$8,000	\$10,000	\$7,000	\$7,000
Sale Date		4/3/2020	10/3/2019	3/29/2019	2/6/2020
Sale Price		\$157,500	\$115,000	\$145,000	\$129,000
Time Adj Sale Price		\$158,300	\$117,300	\$151,300	\$130,100
TADJSP/SQFT		\$65.77	\$54.26	\$67.13	\$57.21
Total Adj Factors	\$48,500	\$41,300	\$41,600	\$35,500	\$35,700
Adjusted Sale Price		\$165,500	\$124,200	\$164,300	\$142,900
Comparable Estimate	\$148,000 (\$60.11/SFLA)				

Subject

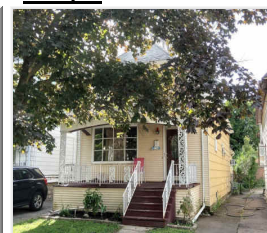
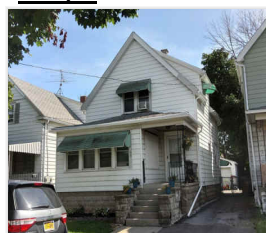
Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-1-6	101.60-5-37	102.37-4-21	102.53-2-12	102.53-3-14	102.53-2-9
Owner	Afroze, Farzana	Canales, Nephtaly	Babingwa, Watimbwa O	King, Bernard C	Barnes, Carolyn	Mazid, Anamul
Address	58 Woodell Ave	53 Hoerner Ave	236 Straley 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	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 104	30 x 108	30 x 130	30 x 104	30 x 139	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1915 / 0	1927 / 0	1897 / 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 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	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	1 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.3	1.5
Bedrooms	3	3	4	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	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1032	856	912	928	1240	1012
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	1216	1241	1193	1359	1480	1644
Att/Det Gar Sqft	360	280	280	240		240
Prior Land	\$6,100					
Prior Total	\$51,500					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		11/21/2019	7/31/2018	3/29/2019	9/20/2018	8/31/2020
Sale Price		\$93,500	\$113,200	\$80,750	\$77,000	\$121,000
Time Adj Sale Price		\$95,100	\$123,100	\$84,300	\$82,800	\$121,000
TADJSP/SQFT		\$76.63	\$103.19	\$62.03	\$55.95	\$73.60
Total Adj Factors	\$28,100	\$28,100	\$26,900	\$28,400	\$28,200	\$32,500
Adjusted Sale Price		\$95,100	\$124,300	\$84,000	\$82,700	\$116,600
Comparable Estimate	\$101,000 (\$83.06/SFLA)					



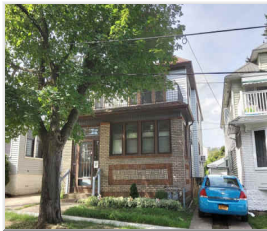
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-5	102.53-3-14	102.53-2-12	102.53-2-9	102.45-3-25
Owner	Frymire, Russell H	Barnes, Carolyn	King, Bernard C	Mazid, Anamul	Mahmood, Elizabeth M
Address	60 Woodell Ave	22 Ridge Park Ave	26 Hedwig Ave	38 Hedwig 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 104	30 x 139	30 x 104	30 x 104	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	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1932 / 0	1920 / 0	1897 / 0	1927 / 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	3 Hot wtr/stm 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	2	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	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	858	1240	928	1012	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	1394	1480	1359	1644	1645
Att/Det Gar Sqft	280		240	240	280
Prior Land	\$6,100				
Prior Total	\$56,500				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000
Sale Date		9/20/2018	3/29/2019	8/31/2020	12/3/2019
Sale Price		\$77,000	\$80,750	\$121,000	\$100,000
Time Adj Sale Price		\$82,800	\$84,300	\$121,000	\$101,300
TADJSP/SQFT		\$55.95	\$62.03	\$73.60	\$61.58
Total Adj Factors	\$29,200	\$28,200	\$28,400	\$32,500	\$29,200
Adjusted Sale Price		\$83,800	\$85,100	\$117,700	\$101,300
Comparable Estimate	\$97,000 (\$69.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-37	102.53-4-5	101.60-5-37	102.38-4-3	102.46-2-16	101.52-3-25
Owner	Sottasante, Lisa A	Overholt, Christopher M	Canales, Nephtaly	Brown, Clifton III	Bassett, Brittany N	McDonnell, Patrick P
Address	61 Woodell Ave	46 Reo Ave	53 Hoerner Ave	37 Westchester Dr	18 Chopin Pl	145 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	45 x 104	45 x 134	30 x 108	50 x 100	50 x 168	60 x 108
Building Style	05 Colonial	04 Cape cod	08 Old style	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	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1915 / 0	1952 / 0	1948 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	4	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 1	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	624	726	856	864	888	752
2nd Sty Area	624	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1248	1161	1241	1194	1308	1112
Att/Det Gar Sqft		440	280	345	320	280
Prior Land	\$8,700					
Prior Total	\$54,900					
Comp Land Estimate	\$9,000	\$10,000	\$7,000	\$9,000	\$12,000	\$11,000
Sale Date		12/21/2018	11/21/2019	6/11/2020	9/1/2020	8/16/2019
Sale Price		\$92,000	\$93,500	\$126,500	\$147,000	\$96,500
Time Adj Sale Price		\$97,200	\$95,100	\$126,700	\$147,000	\$99,100
TADJSP/SQFT		\$83.72	\$76.63	\$106.11	\$112.39	\$89.12
Total Adj Factors	\$14,600	\$49,600	\$28,100	\$51,200	\$54,400	\$48,300
Adjusted Sale Price		\$62,200	\$81,600	\$90,100	\$107,200	\$65,400
Comparable Estimate	\$81,000 (\$64.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-38	102.53-2-12	102.53-3-14	101.60-5-37	102.45-3-25	102.53-2-9
Owner	Bennett, Damario R	King, Bernard C	Barnes, Carolyn	Canales, Nephtaly	Mahmood, Elizabeth M	Mazid, Anamul
Address	65 Woodell Ave	26 Hedwig Ave	22 Ridge Park Ave	53 Hoerner 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	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 104	30 x 104	30 x 139	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1897 / 0	1920 / 0	1915 / 0	1927 / 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	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	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	2.0	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1064	928	1240	856	875	1012
2nd Sty Area	0	0	0	0	770	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1383	1359	1480	1241	1645	1644
Att/Det Gar Sqft	216	240		280		240
Prior Land	\$8,700					
Prior Total	\$58,200					
Comp Land Estimate	\$9,000	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000
Sale Date		3/29/2019	9/20/2018	11/21/2019	12/3/2019	8/31/2020
Sale Price		\$80,750	\$77,000	\$93,500	\$100,000	\$121,000
Time Adj Sale Price		\$84,300	\$82,800	\$95,100	\$101,300	\$121,000
TADJSP/SQFT		\$62.03	\$55.95	\$76.63	\$61.58	\$73.60
Total Adj Factors	\$30,400	\$28,400	\$28,200	\$28,100	\$29,200	\$32,500
Adjusted Sale Price		\$86,300	\$85,000	\$97,400	\$102,500	\$118,900
Comparable Estimate	\$98,000 (\$70.86/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-4	102.45-3-36	101.60-6-27	101.52-3-5	102.53-3-28
Owner	Gajewski James V	Franasiak, Daniel	Baltimore, Tereka N	Bird House Holdings LL	Dang, Be Van
Address	66 Woodell Ave	119 Hedwig Ave	45 Haller Ave	122 Haller Ave	41 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 104	40 x 104	30 x 121	30 x 102	60 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1920 / 0	1920 / 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/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	3	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	1234	1214	1127	1175	1081
2nd Sty Area	1134	1193	1127	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2368	2407	2254	2274	2162
Att/Det Gar Sqft	1,080	360			572
Prior Land	\$6,100				
Prior Total	\$75,700				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$10,000
Sale Date		4/3/2020	3/29/2019	2/6/2020	10/3/2019
Sale Price		\$157,500	\$145,000	\$129,000	\$115,000
Time Adj Sale Price		\$158,300	\$151,300	\$130,100	\$117,300
TADJSP/SQFT		\$65.77	\$67.13	\$57.21	\$54.26
Total Adj Factors	\$48,500	\$41,300	\$35,500	\$35,700	\$41,600
Adjusted Sale Price		\$165,500	\$164,300	\$142,900	\$124,200
Comparable Estimate	\$148,000 (\$62.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-3	102.53-2-9	102.45-3-25	102.53-3-14	102.54-1-21
Owner	Phillips, Aron	Mazid, Anamul	Mahmood, Elizabeth M	Barnes, Carolyn	Alam, Muhammad Khur
Address	70 Woodell Ave	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 104	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	1928 / 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	2 / 0	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	966	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	1570	1644	1645	1480	1655
Att/Det Gar Sqft	280	240			
Prior Land	\$6,100				
Prior Total	\$63,000				
Comp Land Estimate	\$7,000	\$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	\$34,800	\$32,500	\$29,200	\$28,200	\$24,000
Adjusted Sale Price		\$123,300	\$106,900	\$89,400	\$109,800
Comparable Estimate	\$104,000 (\$66.24/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.53-2-39	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14	102.53-2-12
Owner	Chowdhury, Mosammat	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn	King, Bernard C
Address	71 Woodell Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave	22 Ridge Park 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	30 x 104	30 x 104	30 x 104	60 x 138	30 x 139	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1927 / 0	1926 / 0	1920 / 0	1897 / 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	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	1 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.3	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	913	875	1012	1068	1240	928
2nd Sty Area	0	770	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1620	1645	1644	1655	1480	1359
Att/Det Gar Sqft	220		240			240
Prior Land	\$6,100					
Prior Total	\$65,200					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000	\$7,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018	3/29/2019
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000	\$80,750
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800	\$84,300
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95	\$62.03
Total Adj Factors	\$32,100	\$29,200	\$32,500	\$24,000	\$28,200	\$28,400
Adjusted Sale Price		\$104,200	\$120,600	\$107,100	\$86,700	\$88,000
Comparable Estimate	\$101,000 (\$62.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.53-1-2	102.45-2-16	102.45-1-17	102.53-1-10	101.60-4-21
Owner	Millace, Michael J	Sultana, Safia	Bethea, Kyle Robert	Begum, Yeasmin	Noman, Khasru
Address	74 Woodell Ave	96 Hedwig Ave	100 Woodell Ave	50 Woodell 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 104	30 x 104	30 x 104	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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1930 / 0	1928 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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 No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	2.0
Bedrooms	4	5	4	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	1187	1002	1170	1024	1008
2nd Sty Area	0	0	0	880	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1834	1862	1774	1904	2016
Att/Det Gar Sqft	276	400	400	360	400
Prior Land	\$6,100				
Prior Total	\$66,100				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		10/19/2020	2/20/2019	8/28/2020	7/30/2019
Sale Price		\$139,000	\$75,000	\$80,000	\$80,000
Time Adj Sale Price		\$139,000	\$78,500	\$80,000	\$82,400
TADJSP/SQFT		\$74.65	\$44.25	\$42.02	\$40.87
Total Adj Factors	\$34,400	\$56,600	\$30,200	\$31,200	\$32,600
Adjusted Sale Price		\$116,800	\$82,700	\$83,200	\$84,200
Comparable Estimate	\$95,000 (\$51.8/SFLA)				



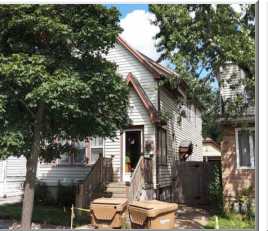
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-21	102.45-3-36	101.60-6-27	101.52-3-5	102.53-3-28	102.45-1-4
Owner	Rahman, Mian O	Franasia, Daniel	Baltimore, Tereka N	Bird House Holdings LL	Dang, Be Van	Rudolph, Ayesha S
Address	75 Woodell Ave	119 Hedwig Ave	45 Haller Ave	122 Haller Ave	41 Hedwig 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 104	40 x 104	30 x 121	30 x 102	60 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1920 / 0	1920 / 0	1902 / 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 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	6	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	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1248	1214	1127	1175	1081	1144
2nd Sty Area	1248	1193	1127	1099	1081	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2496	2407	2254	2274	2162	2134
Att/Det Gar Sqft		352	360		572	342
Prior Land	\$6,100					
Prior Total	\$59,900					
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$10,000	\$7,000
Sale Date		4/3/2020	3/29/2019	2/6/2020	10/3/2019	11/19/2019
Sale Price		\$157,500	\$145,000	\$129,000	\$115,000	\$131,000
Time Adj Sale Price		\$158,300	\$151,300	\$130,100	\$117,300	\$133,200
TADJSP/SQFT		\$65.77	\$67.13	\$57.21	\$54.26	\$62.42
Total Adj Factors	\$40,800	\$41,300	\$35,500	\$35,700	\$41,600	\$36,500
Adjusted Sale Price		\$157,800	\$156,600	\$135,200	\$116,500	\$137,500
Comparable Estimate	\$141,000 (\$56.49/SFLA)					

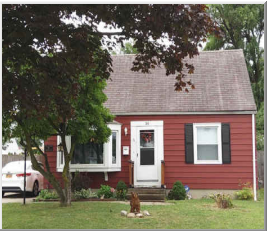


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-22	102.45-2-16	102.45-1-17	102.53-1-10	101.60-4-21	102.45-1-4
Owner	Aktar, Naznin	Sultana, Safia	Bethea, Kyle Robert	Begum, Yeasmin	Noman, Khasru	Rudolph, Ayesha S
Address	81 Woodell Ave	96 Hedwig Ave	100 Woodell Ave	50 Woodell Ave	12 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	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 104	30 x 104	30 x 104	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	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1930 / 0	1928 / 0	1927 / 0	1925 / 0	1918 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	2.0	2.0	2.0
Bedrooms	4	5	4	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	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	920	1002	1170	1024	1008	1144
2nd Sty Area	920	0	0	880	1008	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1840	1862	1774	1904	2016	2134
Att/Det Gar Sqft	400	400	400	360		342
Prior Land	\$10,300					
Prior Total	\$70,400					
Comp Land Estimate	\$10,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		10/19/2020	2/20/2019	8/28/2020	7/30/2019	11/19/2019
Sale Price		\$139,000	\$75,000	\$80,000	\$80,000	\$131,000
Time Adj Sale Price		\$139,000	\$78,500	\$80,000	\$82,400	\$133,200
TADJSP/SQFT		\$74.65	\$44.25	\$42.02	\$40.87	\$62.42
Total Adj Factors	\$37,100	\$56,600	\$30,200	\$31,200	\$32,600	\$36,500
Adjusted Sale Price		\$119,500	\$85,400	\$85,900	\$86,900	\$133,800
Comparable Estimate	\$102,000 (\$55.43/SFLA)					

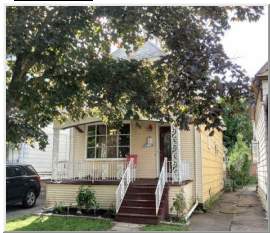


Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-23	101.52-3-5	101.60-6-27	102.45-3-36	102.45-1-4
Owner	Alam, Mohammed Mah	Bird House Holdings LL	Baltimore, Tereka N	Franasiak, Daniel	Rudolph, Ayesha S
Address	86 Woodell Ave	122 Haller Ave	45 Haller Ave	119 Hedwig 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	30 x 104	30 x 102	30 x 121	40 x 104	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	05 Concrete	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1920 / 0	1927 / 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 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	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	1158	1175	1127	1214	1144
2nd Sty Area	1158	1099	1127	1193	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2316	2274	2254	2407	2134
Att/Det Gar Sqft				360	342
Prior Land	\$6,100				
Prior Total	\$67,300				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		2/6/2020	3/29/2019	4/3/2020	11/19/2019
Sale Price		\$129,000	\$145,000	\$157,500	\$131,000
Time Adj Sale Price		\$130,100	\$151,300	\$158,300	\$133,200
TADJSP/SQFT		\$57.21	\$67.13	\$65.77	\$62.42
Total Adj Factors	\$32,900	\$35,700	\$35,500	\$41,300	\$36,500
Adjusted Sale Price		\$127,300	\$148,700	\$149,900	\$129,600
Comparable Estimate	\$133,000 (\$57.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-23	102.45-3-25	102.53-2-9	102.54-1-21	102.21-6-62
Owner	Khalil, Samira	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Huff, Anthony B
Address	87 Woodell Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave	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	60 x 104	30 x 104	30 x 104	60 x 138	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1927 / 0	1926 / 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 90	C Average 110
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	1.5	1.5	2.0
Bedrooms	8	3	4	4	4
Full/Half Baths	2 / 0	1 / 1	1 / 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	1300	875	1012	1068	1001
2nd Sty Area	968	770	0	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2268	1645	1644	1655	1937
Att/Det Gar Sqft	704		240		396
Prior Land	\$10,300				
Prior Total	\$94,620				
Comp Land Estimate	\$10,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	10/19/2020
Sale Price		\$100,000	\$121,000	\$99,000	\$137,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$137,000
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$70.73
Total Adj Factors	\$50,700	\$29,200	\$32,500	\$24,000	\$70,300
Adjusted Sale Price		\$122,800	\$139,200	\$125,700	\$117,400
Comparable Estimate	\$122,000 (\$53.79/SFLA)				

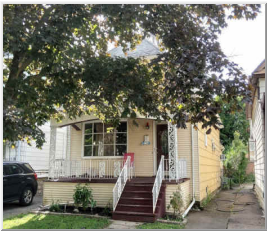
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-22	101.52-3-25	102.53-4-5	102.37-3-25	102.38-4-2
Owner	Panasiewicz, Kenneth	McDonnell, Patrick P	Overholt, Christopher M	Bartnik, Rebecca	Garcia Thomas, Jessica
Address	88 Woodell Ave	145 Hoerner Ave	46 Reo Ave	72 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.	2	1	1	1	1
Land Size	30 x 30	60 x 108	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
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1940 / 0	1954 / 0	1952 / 0	1953 / 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 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	1.7	1.5	1.5
Bedrooms	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	560	752	726	756	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	560	1112	1161	1086	1110
Att/Det Gar Sqft		280	440	294	368
Prior Land	\$6,100				
Prior Total	\$80,300				
Comp Land Estimate	\$0	\$11,000	\$10,000	\$9,000	\$9,000
Sale Date		8/16/2019	12/21/2018	9/25/2018	9/14/2020
Sale Price		\$96,500	\$92,000	\$87,000	\$118,500
Time Adj Sale Price		\$99,100	\$97,200	\$93,500	\$118,500
TADJSP/SQFT		\$89.12	\$83.72	\$86.10	\$106.76
Total Adj Factors	\$4,700	\$48,300	\$49,600	\$44,700	\$48,500
Adjusted Sale Price		\$55,500	\$52,300	\$53,500	\$74,700
Comparable Estimate	\$63,000 (\$112.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-22	102.45-1-17	102.45-5-40	102.45-2-16	102.53-1-10
Owner	Panasiewicz, Kenneth	Bethea, Kyle Robert	Vincent, Kevin	Sultana, Safia	Begum, Yeasmin
Address	88 Woodell Ave	100 Woodell Ave	129 Reo 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 74	30 x 104	60 x 134	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	04 Composition	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1928 / 0	1927 / 0	1930 / 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 105	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	1.5	2.0
Bedrooms	4	4	3	5	6
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	1004	1170	968	1002	1024
2nd Sty Area	0	0	0	0	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1623	1774	1573	1862	1904
Att/Det Gar Sqft		400	440	400	360
Prior Land	\$6,100				
Prior Total	\$80,300				
Comp Land Estimate	\$6,000	\$7,000	\$12,000	\$7,000	\$7,000
Sale Date		2/20/2019	6/28/2019	10/19/2020	8/28/2020
Sale Price		\$75,000	\$96,000	\$139,000	\$80,000
Time Adj Sale Price		\$78,500	\$99,200	\$139,000	\$80,000
TADJSP/SQFT		\$44.25	\$63.06	\$74.65	\$42.02
Total Adj Factors	\$27,900	\$30,200	\$32,400	\$56,600	\$31,200
Adjusted Sale Price		\$76,200	\$94,700	\$110,300	\$76,700
Comparable Estimate	\$96,000 (\$59.15/SFLA)				

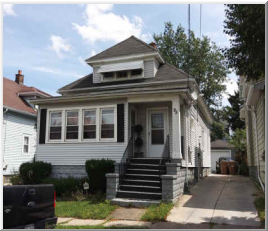
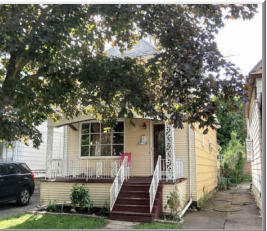
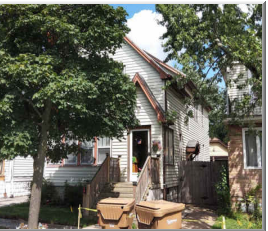
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-24	102.45-3-25	102.53-3-14	102.53-2-9	102.54-1-21
Owner	Schlenker, Kathleen A	Mahmood, Elizabeth M	Barnes, Carolyn	Mazid, Anamul	Alam, Muhammad Khur
Address	89 Woodell Ave	85 Hedwig Ave	22 Ridge Park 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	30 x 104	30 x 104	30 x 139	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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1920 / 0	1927 / 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	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	1.3	1.5	1.5
Bedrooms	3	3	3	4	4
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	3 Partial 0	3 Partial 0
1st Sty Area	1012	875	1240	1012	1068
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1521	1645	1480	1644	1655
Att/Det Gar Sqft	242			240	
Prior Land	\$6,100				
Prior Total	\$61,200				
Comp Land Estimate	\$7,000	\$7,000	\$8,000	\$7,000	\$12,000
Sale Date		12/3/2019	9/20/2018	8/31/2020	9/1/2020
Sale Price		\$100,000	\$77,000	\$121,000	\$99,000
Time Adj Sale Price		\$101,300	\$82,800	\$121,000	\$99,000
TADJSP/SQFT		\$61.58	\$55.95	\$73.60	\$59.82
Total Adj Factors	\$30,800	\$29,200	\$28,200	\$32,500	\$24,000
Adjusted Sale Price		\$102,900	\$85,400	\$119,300	\$105,800
Comparable Estimate	\$100,000 (\$65.75/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-21	101.36-6-2	101.44-2-8	101.28-9-14	101.36-14-12	101.44-2-4
Owner	Fursback, Robert L	Gregoire, Todd C	Meinhold, Kelly C	Jamh WNY LLC	Soles, Viola D	Tydus, Jessica L
Address	90 Woodell Ave	9 Markus Dr	120 Alpine Pl	24 Bell St	110 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	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 104	54 x 98	51 x 100	34 x 117	76 x 100	79 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	1961 / 0	1950 / 0	1955 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	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	1056	988	1169	1085	1278	1330
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280	0 250
SFLA	1056	988	1169	1085	1278	1330
Att/Det Gar Sqft	352	320	440	399	273	280
Prior Land	\$6,100					
Prior Total	\$59,760					
Comp Land Estimate	\$7,000	\$10,000	\$9,000	\$8,000	\$12,000	\$12,000
Sale Date		7/18/2018	8/19/2020	9/29/2020	12/30/2019	12/24/2019
Sale Price		\$100,000	\$119,900	\$95,000	\$118,400	\$138,100
Time Adj Sale Price		\$108,700	\$119,900	\$95,000	\$120,000	\$139,900
TADJSP/SQFT		\$110.02	\$102.57	\$87.56	\$93.90	\$105.19
Total Adj Factors	\$51,800	\$51,900	\$59,200	\$54,300	\$64,900	\$68,100
Adjusted Sale Price		\$108,600	\$112,500	\$92,500	\$106,900	\$123,600
Comparable Estimate	\$109,000 (\$103.22/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-25	102.45-3-25	102.53-2-9	102.53-3-14	102.54-1-21
Owner	Lodico, Pamela A	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn	Alam, Muhammad Khur
Address	91 Woodell Ave	85 Hedwig Ave	38 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 104	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 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	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	1 / N	0 / N
Stories	1.5	2.0	1.5	1.3	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1026	875	1012	1240	1068
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1558	1645	1644	1480	1655
Att/Det Gar Sqft	396		240		
Prior Land	\$6,100				
Prior Total	\$62,800				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$8,000	\$12,000
Sale Date		12/3/2019	8/31/2020	9/20/2018	9/1/2020
Sale Price		\$100,000	\$121,000	\$77,000	\$99,000
Time Adj Sale Price		\$101,300	\$121,000	\$82,800	\$99,000
TADJSP/SQFT		\$61.58	\$73.60	\$55.95	\$59.82
Total Adj Factors	\$32,500	\$29,200	\$32,500	\$28,200	\$24,000
Adjusted Sale Price		\$104,600	\$121,000	\$87,100	\$107,500
Comparable Estimate	\$102,000 (\$65.47/SFLA)				

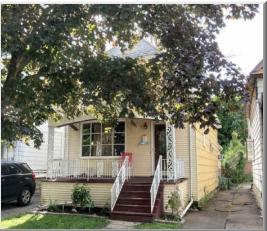
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-20	102.37-4-21	101.60-5-37	102.53-2-12	102.53-3-14
Owner	Fliss, Amanda L	Babingwa, Watimbwa O	Canales, Nephtaly	King, Bernard C	Barnes, Carolyn
Address	94 Woodell Ave	236 Straley Ave	53 Hoerner Ave	26 Hedwig 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	30 x 104	30 x 130	30 x 108	30 x 104	30 x 139
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	1928 / 0	1927 / 0	1915 / 0	1897 / 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 No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.5	1.5	1.5	1.3
Bedrooms	2	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1170	912	856	928	1240
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	1193	1241	1359	1480
Att/Det Gar Sqft	220	280	280	240	
Prior Land	\$6,100				
Prior Total	\$48,400				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000
Sale Date		7/31/2018	11/21/2019	3/29/2019	9/20/2018
Sale Price		\$113,200	\$93,500	\$80,750	\$77,000
Time Adj Sale Price		\$123,100	\$95,100	\$84,300	\$82,800
TADJSP/SQFT		\$103.19	\$76.63	\$62.03	\$55.95
Total Adj Factors	\$25,900	\$26,900	\$28,100	\$28,400	\$28,200
Adjusted Sale Price		\$122,100	\$92,900	\$81,800	\$80,500
Comparable Estimate	\$95,000 (\$81.2/SFLA)				\$29,200 \$98,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-26	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	Moore Gary	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	95 Woodell Ave	85 Hedwig Ave	38 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	33 x 104	30 x 104	30 x 104	60 x 138	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1922 / 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	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	1.5	2.0	1.5	1.5	1.3
Bedrooms	4	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1284	875	1012	1068	1240
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1848	1645	1644	1655	1480
Att/Det Gar Sqft	216		240		
Prior Land	\$6,800				
Prior Total	\$71,400				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$35,800	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$107,900	\$124,300	\$110,800	\$90,400
Comparable Estimate	\$107,000 (\$57.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-19	102.29-1-23	101.36-6-2	102.21-7-28	101.44-2-8
Owner	Malek, Christine V	Turchiarelli, Kevin	Gregoire, Todd C	Kardas, Christopher M	Meinhold, Kelly C
Address	96 Woodell Ave	90 Markus Dr	9 Markus Dr	149 David Ave	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	30 x 104	50 x 100	54 x 98	37 x 135	51 x 100
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	1948 / 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 Yes	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	768	825	988	940	1169
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0
SFLA	768	825	988	940	1169
Att/Det Gar Sqft	280	460	320	280	440
Prior Land	\$6,100				
Prior Total	\$54,200				
Comp Land Estimate	\$7,000	\$9,000	\$10,000	\$9,000	\$8,000
Sale Date		9/24/2018	7/18/2018	7/18/2018	8/19/2020
Sale Price		\$103,000	\$100,000	\$80,000	\$119,900
Time Adj Sale Price		\$110,700	\$108,700	\$87,000	\$119,900
TADJSP/SQFT		\$134.18	\$110.02	\$92.55	\$102.57
Total Adj Factors	\$39,300	\$45,500	\$51,900	\$48,100	\$59,200
Adjusted Sale Price		\$104,500	\$96,100	\$78,200	\$100,000
Comparable Estimate	\$92,000 (\$119.79/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-27	102.45-2-16	102.53-1-10	102.45-1-17	102.45-1-4	101.60-4-21
Owner	Mainsah, Alex	Sultana, Safia	Begum, Yeasmin	Bethea, Kyle Robert	Rudolph, Ayesha S	Noman, Khasru
Address	97 Woodell Ave	96 Hedwig Ave	50 Woodell Ave	100 Woodell Ave	146 Woodell 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	40 x 104	30 x 104	30 x 104	30 x 104	30 x 104	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	1929 / 0	1930 / 0	1927 / 0	1928 / 0	1918 / 0	1925 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	2.0	2.0
Bedrooms	4	5	6	4	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	4 Full 0	3 Partial 0
1st Sty Area	1184	1002	1024	1170	1144	1008
2nd Sty Area	0	0	880	0	990	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1969	1862	1904	1774	2134	2016
Att/Det Gar Sqft	342	400	360	400	342	
Prior Land	\$8,200					
Prior Total	\$71,400					
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		10/19/2020	8/28/2020	2/20/2019	11/19/2019	7/30/2019
Sale Price		\$139,000	\$80,000	\$75,000	\$131,000	\$80,000
Time Adj Sale Price		\$139,000	\$80,000	\$78,500	\$133,200	\$82,400
TADJSP/SQFT		\$74.65	\$42.02	\$44.25	\$62.42	\$40.87
Total Adj Factors	\$36,100	\$56,600	\$31,200	\$30,200	\$36,500	\$32,600
Adjusted Sale Price		\$118,500	\$84,900	\$84,400	\$132,800	\$85,900
Comparable Estimate	\$101,000 (\$51.3/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-18	102.45-3-25	102.53-2-9	102.53-3-14	102.54-1-21
Owner	Siddik, Abu B	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn	Alam, Muhammad Khur
Address	98 Woodell Ave	85 Hedwig Ave	38 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 104	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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 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	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	1 / N	0 / N
Stories	1.5	2.0	1.5	1.3	1.5
Bedrooms	4	3	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1225	875	1012	1240	1068
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1541	1645	1644	1480	1655
Att/Det Gar Sqft	324		240		240
Prior Land	\$6,100				
Prior Total	\$61,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$8,000	\$12,000
Sale Date		12/3/2019	8/31/2020	9/20/2018	9/1/2020
Sale Price		\$100,000	\$121,000	\$77,000	\$99,000
Time Adj Sale Price		\$101,300	\$121,000	\$82,800	\$99,000
TADJSP/SQFT		\$61.58	\$73.60	\$55.95	\$59.82
Total Adj Factors	\$34,200	\$29,200	\$32,500	\$28,200	\$24,000
Adjusted Sale Price		\$106,300	\$122,700	\$88,800	\$109,200
Comparable Estimate	\$103,000 (\$66.84/SFLA)				



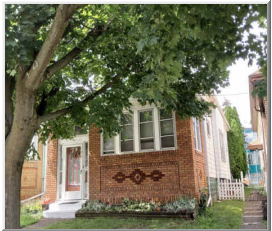
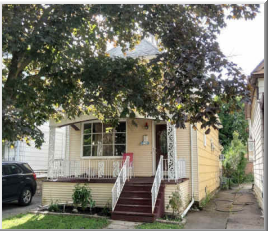
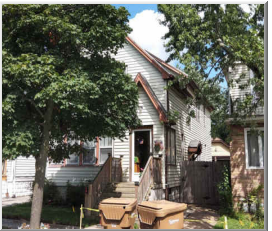
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-28	102.45-3-36	101.52-3-5	101.60-6-27	102.45-1-4	102.53-3-28
Owner	Miller, Kurt G	Franasiak, Daniel	Bird House Holdings LL	Baltimore, Tereka N	Rudolph, Ayesha S	Dang, Be Van
Address	99 Woodell Ave	119 Hedwig Ave	122 Haller Ave	45 Haller Ave	146 Woodell Ave	41 Hedwig 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	40 x 104	40 x 104	30 x 102	30 x 121	30 x 104	60 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1911 / 0	1927 / 0	1920 / 0	1920 / 0	1918 / 0	1902 / 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	2.5	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	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	4 Full 0	3 Partial 0
1st Sty Area	1316	1214	1175	1127	1144	1081
2nd Sty Area	1172	1193	1099	1127	990	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2488	2407	2274	2254	2134	2162
Att/Det Gar Sqft		324	360		342	572
Prior Land	\$8,200					
Prior Total	\$70,200					
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$7,000	\$7,000	\$10,000
Sale Date		4/3/2020	2/6/2020	3/29/2019	11/19/2019	10/3/2019
Sale Price		\$157,500	\$129,000	\$145,000	\$131,000	\$115,000
Time Adj Sale Price		\$158,300	\$130,100	\$151,300	\$133,200	\$117,300
TADJSP/SQFT		\$65.77	\$57.21	\$67.13	\$62.42	\$54.26
Total Adj Factors	\$40,200	\$41,300	\$35,700	\$35,500	\$36,500	\$41,600
Adjusted Sale Price		\$157,200	\$134,600	\$156,000	\$136,900	\$115,900
Comparable Estimate	\$140,000 (\$56.27/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-17	102.45-1-17	102.53-1-10	102.45-5-40	102.45-1-4
Owner	Bethea, Kyle Robert	Bethea, Kyle Robert	Begum, Yeasmin	Vincent, Kevin	Rudolph, Ayesha S
Address	100 Woodell Ave	100 Woodell Ave	50 Woodell Ave	129 Reo 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	30 x 104	30 x 104	30 x 104	60 x 134	30 x 104
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	1928 / 0	1928 / 0	1930 / 0	1927 / 0	1918 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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	1.5	1.5	2.0	2.0
Bedrooms	4	4	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1170	1170	1002	1024	1144
2nd Sty Area	0	0	0	880	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1774	1774	1862	1904	2134
Att/Det Gar Sqft	400	400	400	360	342
Prior Land	\$6,100				
Prior Total	\$64,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		2/20/2019	10/19/2020	8/28/2020	6/28/2019
Sale Price		\$75,000	\$139,000	\$80,000	\$96,000
Time Adj Sale Price		\$78,500	\$139,000	\$80,000	\$99,200
TADJSP/SQFT		\$44.25	\$74.65	\$42.02	\$63.06
Total Adj Factors	\$30,200	\$30,200	\$56,600	\$31,200	\$32,400
Adjusted Sale Price		\$78,500	\$112,600	\$79,000	\$97,000
Comparable Estimate	\$99,000 (\$55.81/SFLA)				

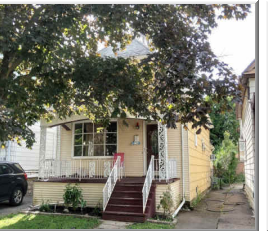
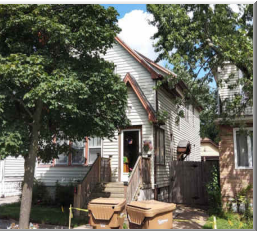


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-16	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14	102.53-2-12
Owner	Witka, James	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn	King, Bernard C
Address	102 Woodell Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave	22 Ridge Park 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	30 x 104	30 x 104	30 x 104	60 x 138	30 x 139	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1927 / 0	1926 / 0	1920 / 0	1897 / 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	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	1 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.3	1.5
Bedrooms	4	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1170	875	1012	1068	1240	928
2nd Sty Area	0	770	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1774	1645	1644	1655	1480	1359
Att/Det Gar Sqft	484		240			240
Prior Land	\$6,100					
Prior Total	\$71,100					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000	\$7,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018	3/29/2019
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000	\$80,750
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800	\$84,300
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95	\$62.03
Total Adj Factors	\$36,400	\$29,200	\$32,500	\$24,000	\$28,200	\$28,400
Adjusted Sale Price		\$108,500	\$124,900	\$111,400	\$91,000	\$92,300
Comparable Estimate	\$106,000 (\$59.75/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-15	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	English Seandrea L	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	104 Woodell Ave	85 Hedwig Ave	38 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	30 x 104	30 x 104	30 x 104	60 x 138	30 x 139
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	1929 / 0	1927 / 0	1927 / 0	1926 / 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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	2.0	1.5	1.5	1.3
Bedrooms	4	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1210	875	1012	1068	1240
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0
SFLA	1815	1645	1644	1655	1480
Att/Det Gar Sqft	280		240		
Prior Land	\$6,100				
Prior Total	\$83,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$51,400	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$123,500	\$139,900	\$126,400	\$106,000
Comparable Estimate	\$123,000 (\$67.77/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-29	102.53-3-14	102.45-3-25	102.53-2-9	102.54-1-21
Owner	Myslek, Ann B	Barnes, Carolyn	Mahmood, Elizabeth M	Mazid, Anamul	King, Bernard C
Address	105 Woodell Ave	22 Ridge Park Ave	85 Hedwig Ave	38 Hedwig 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	35 x 104	30 x 139	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	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1920 / 0	1927 / 0	1927 / 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 100	C Average 90
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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	2.0	1.5	1.5
Bedrooms	3	3	3	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	3 Partial 0	3 Partial 0
1st Sty Area	1159	1240	875	1012	928
2nd Sty Area	0	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1466	1480	1645	1644	1359
Att/Det Gar Sqft	247			240	240
Prior Land	\$7,100				
Prior Total	\$60,100				
Comp Land Estimate	\$8,000	\$8,000	\$7,000	\$7,000	\$12,000
Sale Date		9/20/2018	12/3/2019	8/31/2020	3/29/2019
Sale Price		\$77,000	\$100,000	\$121,000	\$80,750
Time Adj Sale Price		\$82,800	\$101,300	\$121,000	\$84,300
TADJSP/SQFT		\$55.95	\$61.58	\$73.60	\$62.03
Total Adj Factors	\$30,700	\$28,200	\$29,200	\$32,500	\$28,400
Adjusted Sale Price		\$85,300	\$102,800	\$119,200	\$86,600
Comparable Estimate	\$100,000 (\$68.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-14	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	Dobbins, Felicia A	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	106 Woodell Ave	85 Hedwig Ave	38 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	30 x 104	30 x 104	30 x 104	60 x 138	30 x 139
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	1929 / 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	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	1.5	2.0	1.5	1.5	1.3
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1170	875	1012	1068	1240
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1774	1645	1644	1655	1480
Att/Det Gar Sqft			240		
Prior Land	\$6,100				
Prior Total	\$66,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$32,500	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$104,600	\$121,000	\$107,500	\$87,100
Comparable Estimate	\$104,000 (\$58.62/SFLA)				

Subject

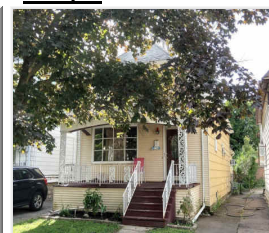
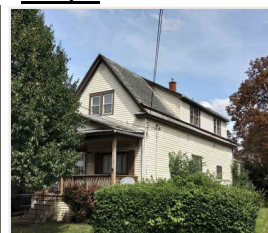
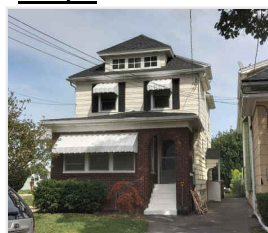
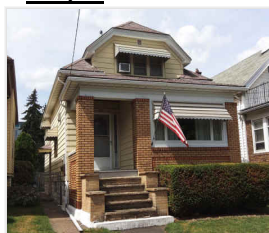
Comp 1

Comp 2

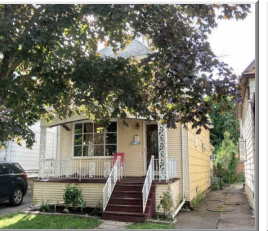
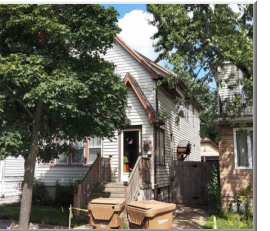
Comp 3

Comp 4

Comp 5

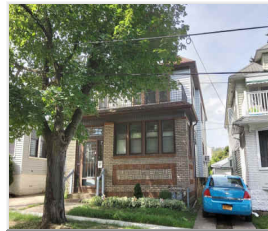


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-13	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14	102.53-2-12
Owner	Killian, David M	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn	King, Bernard C
Address	108 Woodell Ave	85 Hedwig Ave	38 Hedwig Ave	39 Wanda Ave	22 Ridge Park 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	30 x 104	30 x 104	30 x 104	60 x 138	30 x 139	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1927 / 0	1927 / 0	1926 / 0	1920 / 0	1897 / 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	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	1 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.3	1.5
Bedrooms	4	3	4	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1098	875	1012	1068	1240	928
2nd Sty Area	0	770	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1702	1645	1644	1655	1480	1359
Att/Det Gar Sqft	400		240			240
Prior Land	\$6,100					
Prior Total	\$71,100					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000	\$7,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018	3/29/2019
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000	\$80,750
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800	\$84,300
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95	\$62.03
Total Adj Factors	\$37,100	\$29,200	\$32,500	\$24,000	\$28,200	\$28,400
Adjusted Sale Price		\$109,200	\$125,600	\$112,100	\$91,700	\$93,000
Comparable Estimate	\$106,000 (\$62.28/SFLA)					

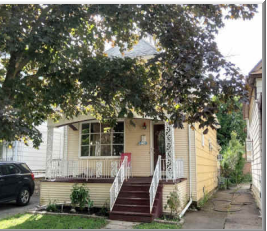
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-12	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	Alberti, Michael J	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	110 Woodell Ave	85 Hedwig Ave	38 Hedwig 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	30 x 104	30 x 104	30 x 104	60 x 138	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	01 Wood	03 Alum/vinyl	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	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	1.5	2.0	1.5	1.5	1.3
Bedrooms	4	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1170	875	1012	1068	1240
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1774	1645	1644	1655	1480
Att/Det Gar Sqft	308		240		
Prior Land	\$6,100				
Prior Total	\$72,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$37,500	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$109,600	\$126,000	\$112,500	\$92,100
Comparable Estimate	\$109,000 (\$61.44/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-30	102.45-2-16	102.45-1-17	102.53-1-10	102.45-1-4	101.60-4-21
Owner	Nowicki, Rita F	Sultana, Safia	Bethea, Kyle Robert	Begum, Yeasmin	Rudolph, Ayesha S	Noman, Khasru
Address	111 Woodell Ave	96 Hedwig Ave	100 Woodell Ave	50 Woodell Ave	146 Woodell 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 104	30 x 104	30 x 104	30 x 104	30 x 104	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	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1930 / 0	1928 / 0	1927 / 0	1918 / 0	1925 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	5	4	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	4 Full 0	3 Partial 0
1st Sty Area	1214	1002	1170	1024	1144	1008
2nd Sty Area	0	0	0	880	990	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1853	1862	1774	1904	2134	2016
Att/Det Gar Sqft	484	400	400	360	342	
Prior Land	\$6,100					
Prior Total	\$68,600					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Sale Date		10/19/2020	2/20/2019	8/28/2020	11/19/2019	7/30/2019
Sale Price		\$139,000	\$75,000	\$80,000	\$131,000	\$80,000
Time Adj Sale Price		\$139,000	\$78,500	\$80,000	\$133,200	\$82,400
TADJSP/SQFT		\$74.65	\$44.25	\$42.02	\$62.42	\$40.87
Total Adj Factors	\$25,200	\$56,600	\$30,200	\$31,200	\$36,500	\$32,600
Adjusted Sale Price		\$107,600	\$73,500	\$74,000	\$121,900	\$75,000
Comparable Estimate	\$90,000 (\$48.57/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-31	102.45-1-4	102.37-4-16	101.44-6-8	101.52-3-5
Owner	Simmons Edward	Rudolph, Ayesha S	Hinkle, Monteiro L	Kowal, Thomas E Jr	Bird House Holdings LI
Address	121 Woodell Ave	146 Woodell Ave	254 Straley Ave	54 Wildy 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 104	30 x 104	60 x 130	51 x 189	30 x 102
Building Style	04 Cape cod	08 Old style	08 Old style	05 Colonial	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1918 / 0	1941 / 0	1955 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1110	1144	1122	1484	1175
2nd Sty Area	1094	990	1122	837	1099
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2204	2134	2244	2321	2274
Att/Det Gar Sqft	440	342	440	396	360
Prior Land	\$8,700				
Prior Total	\$103,800				
Comp Land Estimate	\$9,000	\$7,000	\$12,000	\$12,000	\$7,000
					\$8,000
Sale Date		11/19/2019	12/31/2019	9/29/2020	2/6/2020
Sale Price		\$131,000	\$151,000	\$210,000	\$129,000
Time Adj Sale Price		\$133,200	\$153,000	\$210,000	\$130,100
TADJSP/SQFT		\$62.42	\$68.18	\$90.48	\$57.21
					\$65.77
Total Adj Factors	\$89,900	\$36,500	\$40,600	\$87,500	\$35,700
Adjusted Sale Price		\$186,600	\$202,300	\$212,400	\$184,300
					\$41,300
Comparable Estimate	\$199,000 (\$90.29/SFLA)				\$206,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-11	101.52-3-25	102.37-3-25	102.53-4-5	102.38-4-2
Owner	Mead, Joseph E	McDonnell, Patrick P	Bartnik, Rebecca	Overholt, Christopher M	Garcia Thomas, Jessica
Address	124 Woodell Ave	145 Hoerner Ave	72 Westchester Dr	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	60 x 104	60 x 108	50 x 100	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	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1940 / 0	1952 / 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 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	1.5
Bedrooms	2	2	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	998	752	756	726	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0
SFLA	998	1112	1086	1161	1110
Att/Det Gar Sqft	420	280	294	440	368
Prior Land	\$10,300				
Prior Total	\$65,700				
Comp Land Estimate	\$10,000	\$11,000	\$9,000	\$10,000	\$9,000
Sale Date		8/16/2019	9/25/2018	12/21/2018	9/14/2020
Sale Price		\$96,500	\$87,000	\$92,000	\$118,500
Time Adj Sale Price		\$99,100	\$93,500	\$97,200	\$118,500
TADJSP/SQFT		\$89.12	\$86.10	\$83.72	\$106.76
Total Adj Factors	\$45,300	\$48,300	\$44,700	\$49,600	\$48,500
Adjusted Sale Price		\$96,100	\$94,100	\$92,900	\$115,300
Comparable Estimate	\$104,000 (\$104.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-32	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	Seay, Kim	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	125 Woodell Ave	85 Hedwig Ave	38 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	45 x 104	30 x 104	30 x 104	60 x 138	30 x 139
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	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	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	1.7	2.0	1.5	1.5	1.3
Bedrooms	3	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1015	875	1012	1068	1240
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1692	1645	1644	1655	1480
Att/Det Gar Sqft	280		240		
Prior Land	\$8,700				
Prior Total	\$73,100				
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$37,900	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$110,000	\$126,400	\$112,900	\$93,800
Comparable Estimate	\$107,000 (\$63.24/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-10	102.45-1-17	102.45-2-16	102.45-5-40	102.53-1-10	101.36-4-3
Owner	Phinney, Joan E	Bethea, Kyle Robert	Sultana, Safia	Vincent, Kevin	Begum, Yeasmin	George, Asalmah
Address	128 Woodell Ave	100 Woodell Ave	96 Hedwig Ave	129 Reo Ave	50 Woodell Ave	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	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 104	30 x 104	30 x 104	60 x 134	30 x 104	45 x 113
Building Style	12 Duplex	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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1928 / 0	1930 / 0	1927 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	4 Good	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	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	0 / N
Stories	2.0	1.5	1.5	1.5	2.0	1.5
Bedrooms	4	4	5	3	6	4
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	900	1170	1002	968	1024	1006
2nd Sty Area	484	0	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1681	1774	1862	1573	1904	1623
Att/Det Gar Sqft	460	400	400	440	360	440
Prior Land	\$6,100					
Prior Total	\$89,900					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$7,000	\$9,000
Sale Date		2/20/2019	10/19/2020	6/28/2019	8/28/2020	8/17/2018
Sale Price		\$75,000	\$139,000	\$96,000	\$80,000	\$118,000
Time Adj Sale Price		\$78,500	\$139,000	\$99,200	\$80,000	\$127,600
TADJSP/SQFT		\$44.25	\$74.65	\$63.06	\$42.02	\$78.62
Total Adj Factors	\$61,700	\$30,200	\$56,600	\$32,400	\$31,200	\$31,800
Adjusted Sale Price		\$110,000	\$144,100	\$128,500	\$110,500	\$157,500
Comparable Estimate	\$130,000 (\$77.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-33	102.45-1-17	102.45-2-16	102.53-1-10	102.45-5-40
Owner	Besch, Gloria A	Bethea, Kyle Robert	Sultana, Safia	Begum, Yeasmin	Vincent, Kevin
Address	129 Woodell Ave	100 Woodell Ave	96 Hedwig Ave	50 Woodell Ave	129 Reo 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 104	30 x 104	30 x 104	30 x 104	60 x 134
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	01 Wood	04 Composition
Year Built/Eff Yr Built	1925 / 0	1928 / 0	1930 / 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 105	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	1.5	1.5	2.0	1.5
Bedrooms	4	4	5	6	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	874	1170	1002	1024	968
2nd Sty Area	874	0	0	880	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1748	1774	1862	1904	1573
Att/Det Gar Sqft	360	400	400	360	440
Prior Land	\$10,300				
Prior Total	\$70,600				
Comp Land Estimate	\$10,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		2/20/2019	10/19/2020	8/28/2020	6/28/2019
Sale Price		\$75,000	\$139,000	\$80,000	\$96,000
Time Adj Sale Price		\$78,500	\$139,000	\$80,000	\$99,200
TADJSP/SQFT		\$44.25	\$74.65	\$42.02	\$63.06
Total Adj Factors	\$35,200	\$30,200	\$56,600	\$31,200	\$32,400
Adjusted Sale Price		\$83,500	\$117,600	\$84,000	\$102,000
Comparable Estimate	\$104,000 (\$59.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-9	102.45-3-25	102.53-2-9	102.53-3-14	102.54-1-21
Owner	Hejmanowski, Mark S	Mahmood, Elizabeth M	Mazid, Anamul	Barnes, Carolyn	Alam, Muhammad Khur
Address	132 Woodell Ave	85 Hedwig Ave	38 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 104	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	04 Composition	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 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	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	1 / N	0 / N
Stories	1.3	2.0	1.5	1.3	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1267	875	1012	1240	1068
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1584	1645	1644	1480	1655
Att/Det Gar Sqft	288		240		
Prior Land	\$6,100				
Prior Total	\$65,000				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$8,000	\$12,000
Sale Date		12/3/2019	8/31/2020	9/20/2018	9/1/2020
Sale Price		\$100,000	\$121,000	\$77,000	\$99,000
Time Adj Sale Price		\$101,300	\$121,000	\$82,800	\$99,000
TADJSP/SQFT		\$61.58	\$73.60	\$55.95	\$59.82
Total Adj Factors	\$30,700	\$29,200	\$32,500	\$28,200	\$24,000
Adjusted Sale Price		\$102,800	\$119,200	\$85,300	\$105,700
Comparable Estimate	\$100,000 (\$63.13/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-8	102.45-2-16	102.45-1-17	102.53-1-10	102.45-1-4	101.60-3-43
Owner	Polish Community Cent	Sultana, Safia	Bethea, Kyle Robert	Begum, Yeasmin	Rudolph, Ayesha S	Wojewoda, Kyle R
Address	134 Woodell Ave	96 Hedwig Ave	100 Woodell Ave	50 Woodell Ave	146 Woodell Ave	73 Euclid Ave
Property Class	210 1 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 104	30 x 104	30 x 104	30 x 104	30 x 104	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	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1930 / 0	1928 / 0	1927 / 0	1918 / 0	1920 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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	5	4	6	5	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	1297	1002	1170	1024	1144	1008
2nd Sty Area	0	0	0	880	990	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1969	1862	1774	1904	2134	2016
Att/Det Gar Sqft	288	400	400	360	342	400
Prior Land	\$6,600					
Prior Total	\$54,000					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		10/19/2020	2/20/2019	8/28/2020	11/19/2019	7/20/2018
Sale Price		\$139,000	\$75,000	\$80,000	\$131,000	\$98,594
Time Adj Sale Price		\$139,000	\$78,500	\$80,000	\$133,200	\$107,200
TADJSP/SQFT		\$74.65	\$44.25	\$42.02	\$62.42	\$53.17
Total Adj Factors	\$33,800	\$56,600	\$30,200	\$31,200	\$36,500	\$33,900
Adjusted Sale Price		\$116,200	\$82,100	\$82,600	\$130,500	\$107,100
Comparable Estimate	\$104,000 (\$52.82/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-34	102.45-1-4	102.45-2-16	102.53-1-10	101.60-4-21
Owner	Knock Knock Homes LI	Rudolph, Ayesha S	Sultana, Safia	Begum, Yeasmin	Noman, Khasru
Address	135 Woodell Ave	146 Woodell Ave	96 Hedwig Ave	50 Woodell 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	75 x 104	30 x 104	30 x 104	30 x 104	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	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1918 / 0	1930 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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	2.0	2.0
Bedrooms	6	5	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	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1020	1144	1002	1024	1008
2nd Sty Area	1008	990	0	880	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2028	2134	1862	1904	2016
Att/Det Gar Sqft	832	342	400	360	400
Prior Land	\$12,100				
Prior Total	\$78,200				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$7,000	\$9,000
Sale Date		11/19/2019	10/19/2020	8/28/2020	7/30/2019
Sale Price		\$131,000	\$139,000	\$80,000	\$80,000
Time Adj Sale Price		\$133,200	\$139,000	\$80,000	\$82,400
TADJSP/SQFT		\$62.42	\$74.65	\$42.02	\$40.87
Total Adj Factors	\$43,400	\$36,500	\$56,600	\$31,200	\$32,600
Adjusted Sale Price		\$140,100	\$125,800	\$92,200	\$93,200
Comparable Estimate	\$114,000 (\$56.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-35	102.53-3-14	102.45-3-25	102.53-2-9	102.37-4-21
Owner	Ahmed, Sadia T	Barnes, Carolyn	Mahmood, Elizabeth M	Mazid, Anamul	King, Bernard C
Address	137 Woodell Ave	22 Ridge Park Ave	85 Hedwig Ave	38 Hedwig 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
Neighborhood	105	105	105	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	30 x 104	30 x 139	30 x 104	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	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1920 / 0	1927 / 0	1927 / 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 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	2.0	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	728	1240	875	1012	928
2nd Sty Area	728	0	770	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1456	1480	1645	1644	1359
Att/Det Gar Sqft				240	240
Prior Land	\$6,600				
Prior Total	\$40,100				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000
Sale Date		9/20/2018	12/3/2019	8/31/2020	3/29/2019
Sale Price		\$77,000	\$100,000	\$121,000	\$80,750
Time Adj Sale Price		\$82,800	\$101,300	\$121,000	\$84,300
TADJSP/SQFT		\$55.95	\$61.58	\$73.60	\$62.03
Total Adj Factors	\$2,800	\$28,200	\$29,200	\$32,500	\$28,400
Adjusted Sale Price		\$57,400	\$74,900	\$91,300	\$58,700
Comparable Estimate	\$76,000 (\$52.2/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-7	102.37-4-21	102.21-6-52	101.60-5-37	101.36-3-11
Owner	Williams, Raymond P	Babingwa, Watimbwa O	Arnold, Shai	Canales, Nephtaly	Hollis, Conni A
Address	138 Woodell Ave	236 Straley Ave	98 David Ave	53 Hoerner 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 104	30 x 130	50 x 135	30 x 108	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1927 / 0	1915 / 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 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	1.3	1.5	1.0	1.5	1.7
Bedrooms	3	4	3	3	3
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	2 Crawl 0
1st Sty Area	720	912	1034	856	680
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	936	1193	1034	1241	1105
Att/Det Gar Sqft	484	280	320	280	200
Prior Land	\$6,100				
Prior Total	\$45,800				
Comp Land Estimate	\$7,000	\$7,000	\$11,000	\$7,000	\$5,000
Sale Date		7/31/2018	7/27/2018	11/21/2019	3/14/2019
Sale Price		\$113,200	\$100,000	\$93,500	\$85,000
Time Adj Sale Price		\$123,100	\$108,700	\$95,100	\$88,700
TADJSP/SQFT		\$103.19	\$105.13	\$76.63	\$80.27
Total Adj Factors	\$24,200	\$26,900	\$27,400	\$28,100	\$3,200
Adjusted Sale Price		\$120,400	\$105,500	\$91,200	\$109,700
Comparable Estimate	\$101,000 (\$107.91/SFLA)				\$28,400



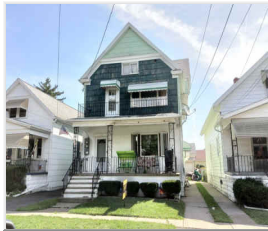
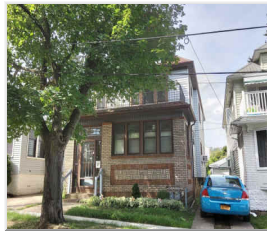
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-36	102.45-1-4	102.53-3-28	101.52-3-5	101.60-5-43	102.45-3-36
Owner	Dela Cruz, Mercy S	Rudolph, Ayesha S	Dang, Be Van	Bird House Holdings LL	Redrick, Meshiya D	Franasiak, Daniel
Address	139 Woodell Ave	146 Woodell Ave	41 Hedwig Ave	122 Haller Ave	73 Hoerner 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	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 104	30 x 104	60 x 104	30 x 102	30 x 108	40 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1918 / 0	1902 / 0	1920 / 0	1910 / 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 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	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	6	5	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	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1110	1144	1081	1175	1056	1214
2nd Sty Area	1041	990	1081	1099	1056	1193
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2151	2134	2162	2274	2112	2407
Att/Det Gar Sqft	400	342	572		324	360
Prior Land	\$6,100					
Prior Total	\$72,800					
Comp Land Estimate	\$7,000	\$7,000	\$10,000	\$7,000	\$7,000	\$8,000
Sale Date		11/19/2019	10/3/2019	2/6/2020	10/24/2019	4/3/2020
Sale Price		\$131,000	\$115,000	\$129,000	\$93,000	\$157,500
Time Adj Sale Price		\$133,200	\$117,300	\$130,100	\$94,900	\$158,300
TADJSP/SQFT		\$62.42	\$54.26	\$57.21	\$44.93	\$65.77
Total Adj Factors	\$37,200	\$36,500	\$41,600	\$35,700	\$16,200	\$41,300
Adjusted Sale Price		\$133,900	\$112,900	\$131,600	\$115,900	\$154,200
Comparable Estimate	\$130,000 (\$60.44/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-6	102.45-5-40	102.45-1-17	102.45-2-16	101.36-4-3	102.53-1-10
Owner	Ngambi, Lumaliza	Vincent, Kevin	Bethea, Kyle Robert	Sultana, Safia	George, Asalmah	Begum, Yeasmin
Address	140 Woodell Ave	129 Reo Ave	100 Woodell Ave	96 Hedwig Ave	7 Vera 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 104	60 x 134	30 x 104	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	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	1927 / 0	1928 / 0	1930 / 0	1930 / 0	1927 / 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 105	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	1.5	2.0
Bedrooms	5	3	4	5	4	6
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1024	968	1170	1002	1006	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	1534	1573	1774	1862	1623	1904
Att/Det Gar Sqft	200	440	400	400	440	360
Prior Land	\$6,100					
Prior Total	\$61,420					
Comp Land Estimate	\$7,000	\$12,000	\$7,000	\$7,000	\$9,000	\$7,000
Sale Date		6/28/2019	2/20/2019	10/19/2020	8/17/2018	8/28/2020
Sale Price		\$96,000	\$75,000	\$139,000	\$118,000	\$80,000
Time Adj Sale Price		\$99,200	\$78,500	\$139,000	\$127,600	\$80,000
TADJSP/SQFT		\$63.06	\$44.25	\$74.65	\$78.62	\$42.02
Total Adj Factors	\$28,500	\$32,400	\$30,200	\$56,600	\$31,800	\$31,200
Adjusted Sale Price		\$95,300	\$76,800	\$110,900	\$124,300	\$77,300
Comparable Estimate	\$97,000 (\$63.23/SFLA)					

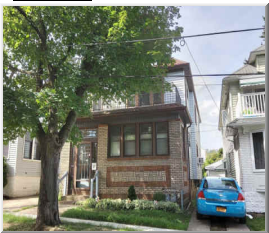


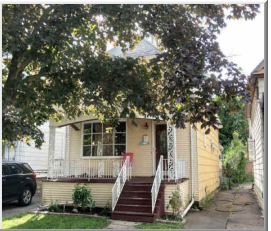
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-37	102.45-1-4	101.60-5-43	102.53-3-28	101.52-3-5	102.45-2-16
Owner	Alamari, Musa	Rudolph, Ayesha S	Redrick, Meshiya D	Dang, Be Van	Bird House Holdings LI	Sultana, Safia
Address	143 Woodell Ave	146 Woodell Ave	73 Hoerner Ave	41 Hedwig Ave	122 Haller 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	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	45 x 104	30 x 104	30 x 108	60 x 104	30 x 102	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1918 / 0	1918 / 0	1910 / 0	1902 / 0	1920 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	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	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	1.5
Bedrooms	6	5	6	6	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	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1108	1144	1056	1081	1175	1002
2nd Sty Area	993	990	1056	1081	1099	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2101	2134	2112	2162	2274	1862
Att/Det Gar Sqft	460	342	324	572		400
Prior Land	\$8,800					
Prior Total	\$53,100					
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$10,000	\$7,000	\$7,000
Sale Date		11/19/2019	10/24/2019	10/3/2019	2/6/2020	10/19/2020
Sale Price		\$131,000	\$93,000	\$115,000	\$129,000	\$139,000
Time Adj Sale Price		\$133,200	\$94,900	\$117,300	\$130,100	\$139,000
TADJSP/SQFT		\$62.42	\$44.93	\$54.26	\$57.21	\$74.65
Total Adj Factors	\$19,000	\$36,500	\$16,200	\$41,600	\$35,700	\$56,600
Adjusted Sale Price		\$115,700	\$97,700	\$94,700	\$113,400	\$101,400
Comparable Estimate	\$105,000 (\$49.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-5	102.45-1-4	101.60-5-43	101.52-3-5	102.53-3-28
Owner	Knock-Knock Homes LL	Rudolph, Ayesha S	Redrick, Meshiya D	Bird House Holdings LL	Dang, Be Van
Address	144 Woodell Ave	146 Woodell Ave	73 Hoerner Ave	122 Haller Ave	41 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 104	30 x 104	30 x 108	30 x 102	60 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1918 / 0	1910 / 0	1920 / 0	1902 / 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	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	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	4 Full 0	3 Partial 0
1st Sty Area	1144	1144	1056	1175	1081
2nd Sty Area	990	990	1056	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2134	2134	2112	2274	2162
Att/Det Gar Sqft	400	342	324	572	
Prior Land	\$6,600				
Prior Total	\$77,900				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$10,000
Sale Date		11/19/2019	10/24/2019	2/6/2020	10/3/2019
Sale Price		\$131,000	\$93,000	\$129,000	\$115,000
Time Adj Sale Price		\$133,200	\$94,900	\$130,100	\$117,300
TADJSP/SQFT		\$62.42	\$44.93	\$57.21	\$54.26
Total Adj Factors	\$37,400	\$36,500	\$16,200	\$35,700	\$41,600
Adjusted Sale Price		\$134,100	\$116,100	\$131,800	\$113,100
Comparable Estimate	\$130,000 (\$60.92/SFLA)				\$35,500

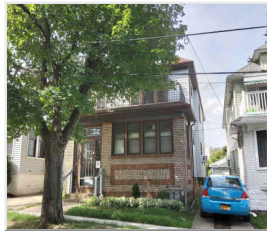


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-1-4	102.45-1-4	101.60-5-43	101.52-3-5	102.53-3-28	101.60-6-27
Owner	Rudolph, Ayesha S	Rudolph, Ayesha S	Redrick, Meshiya D	Bird House Holdings LL	Dang, Be Van	Baltimore, Tereka N
Address	146 Woodell Ave	146 Woodell Ave	73 Hoerner Ave	122 Haller Ave	41 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	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 104	30 x 104	30 x 108	30 x 102	60 x 104	30 x 121
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	1918 / 0	1918 / 0	1910 / 0	1920 / 0	1902 / 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 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	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	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	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1144	1144	1056	1175	1081	1127
2nd Sty Area	990	990	1056	1099	1081	1127
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2134	2134	2112	2274	2162	2254
Att/Det Gar Sqft		342	324		572	
Prior Land	\$6,100					
Prior Total	\$78,000					
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$10,000	\$7,000
Sale Date		11/19/2019	10/24/2019	2/6/2020	10/3/2019	3/29/2019
Sale Price		\$131,000	\$93,000	\$129,000	\$115,000	\$145,000
Time Adj Sale Price		\$133,200	\$94,900	\$130,100	\$117,300	\$151,300
TADJSP/SQFT		\$62.42	\$44.93	\$57.21	\$54.26	\$67.13
Total Adj Factors	\$36,500	\$36,500	\$16,200	\$35,700	\$41,600	\$35,500
Adjusted Sale Price		\$133,200	\$115,200	\$130,900	\$112,200	\$152,300
Comparable Estimate	\$129,000 (\$60.45/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-3	102.45-1-4	101.60-5-43	101.52-3-5	102.53-3-28
Owner	Matty, Richard J	Rudolph, Ayesha S	Redrick, Meshiya D	Bird House Holdings LL	Dang, Be Van
Address	148 Woodell Ave	146 Woodell Ave	73 Hoerner Ave	122 Haller Ave	41 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 104	30 x 104	30 x 108	30 x 102	60 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1918 / 0	1918 / 0	1910 / 0	1920 / 0	1902 / 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 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	5	6	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1144	1144	1056	1175	1081
2nd Sty Area	990	990	1056	1099	1081
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2134	2134	2112	2274	2162
Att/Det Gar Sqft	440	342	324	572	
Prior Land	\$6,100				
Prior Total	\$81,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$7,000	\$10,000
Sale Date		11/19/2019	10/24/2019	2/6/2020	10/3/2019
Sale Price		\$131,000	\$93,000	\$129,000	\$115,000
Time Adj Sale Price		\$133,200	\$94,900	\$130,100	\$117,300
TADJSP/SQFT		\$62.42	\$44.93	\$57.21	\$54.26
Total Adj Factors	\$39,800	\$36,500	\$16,200	\$35,700	\$41,600
Adjusted Sale Price		\$136,500	\$118,500	\$134,200	\$115,500
Comparable Estimate	\$132,000 (\$61.86/SFLA)				\$35,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-38	102.45-3-25	102.53-2-9	102.54-1-21	102.53-3-14
Owner	McGill, Thomas P Jr	Mahmood, Elizabeth M	Mazid, Anamul	Alam, Muhammad Khur	Barnes, Carolyn
Address	149 Woodell Ave	85 Hedwig Ave	38 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	63 x 104	30 x 104	30 x 104	60 x 138	30 x 139
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1922 / 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	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	1.5	2.0	1.5	1.5	1.3
Bedrooms	4	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1047	875	1012	1068	1240
2nd Sty Area	0	770	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1693	1645	1644	1655	1480
Att/Det Gar Sqft	396		240		
Prior Land	\$10,600				
Prior Total	\$77,100				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		12/3/2019	8/31/2020	9/1/2020	9/20/2018
Sale Price		\$100,000	\$121,000	\$99,000	\$77,000
Time Adj Sale Price		\$101,300	\$121,000	\$99,000	\$82,800
TADJSP/SQFT		\$61.58	\$73.60	\$59.82	\$55.95
Total Adj Factors	\$37,600	\$29,200	\$32,500	\$24,000	\$28,200
Adjusted Sale Price		\$109,700	\$126,100	\$112,600	\$92,200
Comparable Estimate	\$107,000 (\$63.2/SFLA)				\$28,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-2-39	102.53-2-12	102.37-4-21	102.53-3-14	101.60-5-37
Owner	Bell Shentelle D	King, Bernard C	Babingwa, Watimbwa O	Barnes, Carolyn	Canales, Nephtaly
Address	153 Woodell Ave	26 Hedwig Ave	236 Straley 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 104	30 x 104	30 x 130	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1897 / 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 Yes	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	1.5	1.3	1.5
Bedrooms	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	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	1245	928	912	1240	856
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1353	1359	1193	1480	1241
Att/Det Gar Sqft	216	240	280	280	
Prior Land	\$7,100				
Prior Total	\$62,300				
Comp Land Estimate	\$8,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		3/29/2019	7/31/2018	9/20/2018	11/21/2019
Sale Price		\$80,750	\$113,200	\$77,000	\$93,500
Time Adj Sale Price		\$84,300	\$123,100	\$82,800	\$95,100
TADJSP/SQFT		\$62.03	\$103.19	\$55.95	\$76.63
Total Adj Factors	\$30,800	\$28,400	\$26,900	\$28,200	\$28,100
Adjusted Sale Price		\$86,700	\$127,000	\$85,400	\$97,800
Comparable Estimate	\$100,000 (\$73.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-2	101.44-6-8	102.21-4-5	101.52-3-5	102.45-1-4
Owner	Eaton, Earkiel	Kowal, Thomas E Jr	Islam, Moynul	Bird House Holdings LL	Rudolph, Ayesha S
Address	154 Woodell Ave	54 Wildy Ave	20 Pendennis Pl	122 Haller 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 104	51 x 189	72 x 124	30 x 102	30 x 104
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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1955 / 0	1956 / 0	1920 / 0	1918 / 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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	5	6	5
Full/Half Baths	3 / 1	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
1st Sty Area	1500	1484	1560	1175	1144
2nd Sty Area	780	837	1280	1099	990
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 0	0 0	0 0
SFLA	2280	2321	2840	2274	2134
Att/Det Gar Sqft	528	396	748	342	360
Prior Land	\$10,300				
Prior Total	\$140,600				
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$7,000	\$8,000
Sale Date		9/29/2020	12/28/2018	2/6/2020	11/19/2019
Sale Price		\$210,000	\$145,000	\$129,000	\$131,000
Time Adj Sale Price		\$210,000	\$153,200	\$130,100	\$133,200
TADJSP/SQFT		\$90.48	\$53.94	\$57.21	\$62.42
Total Adj Factors	\$107,700	\$87,500	\$83,800	\$35,700	\$36,500
Adjusted Sale Price		\$230,200	\$177,100	\$202,100	\$204,400
Comparable Estimate	\$208,000 (\$91.23/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.45-2-1	102.21-7-53	101.28-6-7	91.78-2-24	101.36-14-17	102.46-2-16
Owner	Coble, Jimmie	Sims, Cassandra	Wilson, Nadia T	Kiristitz, Richard J	Al-Obaidi, Khulood J	Bassett, Brittany N
Address	157 Woodell Ave	50 Parkedge Dr	40 Parkedge Dr	7 St James Rd	88 Alpine Pl	18 Chopin 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 104	50 x 130	50 x 130	46 x 130	51 x 100	50 x 168
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1949 / 0	1948 / 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	1.7	2.0	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	3
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	1371	812	916	750	975	888
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	2158	1592	1516	1687	1463	1308
Att/Det Gar Sqft	352	350	300	280	280	320
Prior Land	\$7,100					
Prior Total	\$96,280					
Comp Land Estimate	\$8,000	\$10,000	\$10,000	\$10,000	\$9,000	\$12,000
Sale Date		7/30/2019	5/20/2019	10/12/2018	5/13/2019	9/1/2020
Sale Price		\$102,000	\$113,000	\$125,122	\$110,000	\$147,000
Time Adj Sale Price		\$105,100	\$117,200	\$133,700	\$114,100	\$147,000
TADJSP/SQFT		\$66.02	\$77.31	\$79.25	\$77.99	\$112.39
Total Adj Factors	\$80,900	\$62,700	\$62,600	\$64,700	\$58,000	\$54,400
Adjusted Sale Price		\$123,300	\$135,500	\$149,900	\$137,000	\$173,500
Comparable Estimate	\$144,000 (\$66.73/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.45-1-1	102.21-4-5	102.45-3-36	101.44-6-8	101.28-5-8
Owner	Begum, Roksana	Islam, Moynul	Franasiak, Daniel	Kowal, Thomas E Jr	Frances Dugan, Andrew
Address	160 Woodell Ave	20 Pendennis Pl	119 Hedwig Ave	54 Wildy Ave	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	46 x 104	72 x 124	40 x 104	51 x 189	60 x 135
Building Style	12 Duplex	05 Colonial	08 Old style	05 Colonial	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1927 / 0	1955 / 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	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	5	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	3 Partial 0
1st Sty Area	1444	1560	1214	1484	1624
2nd Sty Area	1404	1280	1193	837	902
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2848	2840	2407	2321	2717
Att/Det Gar Sqft	718	748	360	396	462
Prior Land	\$8,900				
Prior Total	\$124,500				
Comp Land Estimate	\$9,000	\$13,000	\$8,000	\$12,000	\$12,000
					\$10,000
Sale Date		12/28/2018	4/3/2020	9/29/2020	9/16/2019
Sale Price		\$145,000	\$157,500	\$210,000	\$109,900
Time Adj Sale Price		\$153,200	\$158,300	\$210,000	\$112,500
TADJSP/SQFT		\$53.94	\$65.77	\$90.48	\$41.41
					\$90.88
Total Adj Factors	\$99,600	\$83,800	\$41,300	\$87,500	\$48,100
Adjusted Sale Price		\$169,000	\$216,600	\$222,100	\$164,000
					\$138,500
Comparable Estimate	\$193,000 (\$67.77/SFLA)				\$194,400