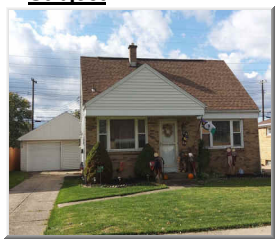
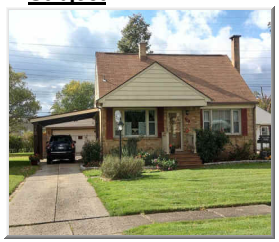
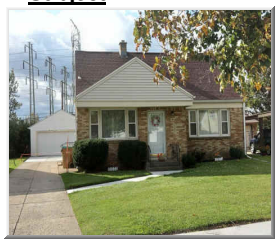
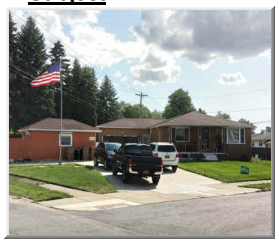
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-3-18	91.15-4-16	91.18-3-50	91.18-4-10	91.18-3-45	91.18-10-28
Owner	Estarfaa, Esmaeel	Tucker, Ashley M	Ciffa-Koszuta, James J	Tague, Jessica A	Marchewka, Robert	Allan, Danielle J
Address	22 Thruway Ct	27 Thruway Ct	19 Crestwood Pl	85 Beryl Dr	43 Crestwood Pl	17 Verdun 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	107	107	107	107	107	107
School Code	143002	143002	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 122	50 x 120	50 x 120	91 x 174	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	06 Stucco	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1950 / 0	1952 / 0	1951 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	908	972	912	1319	958	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 448	0 0	0 700	0 400	0 0
SFLA	1324	1420	1354	1829	1374	1491
Att/Det Gar Sqft	352	308		480	400	528
Prior Land	$11,600					
Prior Total	$84,100					
Comp Land Estimate	$13,200	$13,000	$13,000	$20,400	$13,000	$13,000
Sale Date		8/20/2019	8/30/2019	9/30/2019	7/31/2018	6/26/2020
Sale Price		$125,000	$106,000	$159,900	$97,000	$172,500
Time Adj Sale Price		$128,400	$108,800	$163,700	$105,500	$172,800
TADJSP/SQFT		$90.42	$80.35	$89.50	$76.78	$115.90
Total Adj Factors	$59,700	$65,000	$55,300	$106,900	$54,000	$68,000
Adjusted Sale Price		$123,100	$113,200	$116,500	$111,200	$164,500
Comparable Estimate	$125,700 ($94.94/SFLA)					

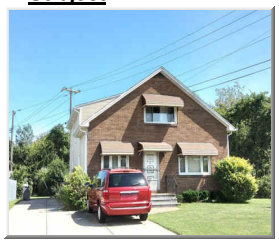
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-4-15	91.15-4-16	91.18-3-50	91.18-4-10	91.18-3-45	91.18-10-28
Owner	Erickson, Randall S	Tucker, Ashley M	Ciffa-Koszuta, James J	Tague, Jessica A	Marchewka, Robert	Allan, Danielle J
Address	21 Thruway Ct	27 Thruway Ct	19 Crestwood Pl	85 Beryl Dr	43 Crestwood Pl	17 Verdun 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	107	107	107	107	107	107
School Code	143002	143002	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 93	50 x 120	50 x 120	91 x 174	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	06 Stucco	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1952 / 0	1951 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	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	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	972	912	1319	958	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 448	0 0	0 700	0 400	0 0
SFLA	1344	1420	1354	1829	1374	1491
Att/Det Gar Sqft	480	308		480	400	528
Prior Land	$11,100					
Prior Total	$96,600					
Comp Land Estimate	$12,700	$13,000	$13,000	$20,400	$13,000	$13,000
Sale Date		8/20/2019	8/30/2019	9/30/2019	7/31/2018	6/26/2020
Sale Price		$125,000	$106,000	$159,900	$97,000	$172,500
Time Adj Sale Price		$128,400	$108,800	$163,700	$105,500	$172,800
TADJSP/SQFT		$90.42	$80.35	$89.50	$76.78	$115.90
Total Adj Factors	$65,200	$65,000	$55,300	$106,900	$54,000	$68,000
Adjusted Sale Price		$128,600	$118,700	$122,000	$116,700	$170,000
Comparable Estimate	$131,200 ($97.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-3-19	91.15-4-16	91.18-3-50	91.18-4-10	91.18-3-45	91.18-10-28
Owner	Sczepanik, John E	Tucker, Ashley M	Ciffa-Koszuta, James J	Tague, Jessica A	Marchewka, Robert	Allan, Danielle J
Address	18 Thruway Ct	27 Thruway Ct	19 Crestwood Pl	85 Beryl Dr	43 Crestwood Pl	17 Verdun 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	107	107	107	107	107	107
School Code	143002	143002	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	49 x 128	50 x 120	50 x 120	91 x 174	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	06 Stucco	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1950 / 0	1952 / 0	1951 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	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	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	908	972	912	1319	958	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 338	0 448	0 0	0 700	0 400	0 0
SFLA	1324	1420	1354	1829	1374	1491
Att/Det Gar Sqft	440	308		480	400	528
Prior Land	$11,500					
Prior Total	$96,500					
Comp Land Estimate	$13,200	$13,000	$13,000	$20,400	$13,000	$13,000
Sale Date		8/20/2019	8/30/2019	9/30/2019	7/31/2018	6/26/2020
Sale Price		$125,000	$106,000	$159,900	$97,000	$172,500
Time Adj Sale Price		$128,400	$108,800	$163,700	$105,500	$172,800
TADJSP/SQFT		$90.42	$80.35	$89.50	$76.78	$115.90
Total Adj Factors	$66,700	$65,000	$55,300	$106,900	$54,000	$68,000
Adjusted Sale Price		$130,100	$120,200	$123,500	$118,200	$171,500
Comparable Estimate	$132,700 ($100.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-3-20	91.15-4-16	91.18-4-10	91.18-3-50	91.18-10-28	91.18-6-42
Owner	Arent, Pamela	Tucker, Ashley M	Tague, Jessica A	Ciffa-Koszuta, James J	Allan, Danielle J	Vazquez, Dominic A
Address	14 Thruway Ct	27 Thruway Ct	85 Beryl Dr	19 Crestwood Pl	17 Verdun Pl	171 Toelsin 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	107	107	107	107	107	107
School Code	143002	143002	143003	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 142	50 x 120	91 x 174	50 x 120	50 x 120	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1952 / 0	1950 / 0	1951 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / Y
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	972	972	1319	912	852	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 448	0 448	0 700	0 0	0 0	0 432
SFLA	1420	1420	1829	1354	1491	1536
Att/Det Gar Sqft	440	308	480		528	484
Prior Land	$12,400					
Prior Total	$93,000					
Comp Land Estimate	$14,100	$13,000	$20,400	$13,000	$13,000	$14,000
Sale Date		8/20/2019	9/30/2019	8/30/2019	6/26/2020	11/9/2018
Sale Price		$125,000	$159,900	$106,000	$172,500	$139,900
Time Adj Sale Price		$128,400	$163,700	$108,800	$172,800	$148,700
TADJSP/SQFT		$90.42	$89.50	$80.35	$115.90	$96.81
Total Adj Factors	$67,100	$65,000	$106,900	$55,300	$68,000	$80,100
Adjusted Sale Price		$130,500	$123,900	$120,600	$171,900	$135,700
Comparable Estimate	$136,500 ($96.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-3-24	91.15-4-16	91.18-3-50	91.18-4-10	91.18-3-45	91.18-10-28
Owner	Kress, Joseph R	Tucker, Ashley M	Ciffa-Koszuta, James J	Tague, Jessica A	Marchewka, Robert	Allan, Danielle J
Address	10 Thruway Ct	27 Thruway Ct	19 Crestwood Pl	85 Beryl Dr	43 Crestwood Pl	17 Verdun 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	107	107	107	107	107	107
School Code	143002	143002	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	82 x 98	50 x 120	50 x 120	91 x 174	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	06 Stucco	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1950 / 0	1952 / 0	1951 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	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	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	972	912	1319	958	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 448	0 0	0 700	0 400	0 0
SFLA	1344	1420	1354	1829	1374	1491
Att/Det Gar Sqft	672	308		480	400	528
Prior Land	$13,600					
Prior Total	$98,500					
Comp Land Estimate	$15,000	$13,000	$13,000	$20,400	$13,000	$13,000
Sale Date		8/20/2019	8/30/2019	9/30/2019	7/31/2018	6/26/2020
Sale Price		$125,000	$106,000	$159,900	$97,000	$172,500
Time Adj Sale Price		$128,400	$108,800	$163,700	$105,500	$172,800
TADJSP/SQFT		$90.42	$80.35	$89.50	$76.78	$115.90
Total Adj Factors	$69,800	$65,000	$55,300	$106,900	$54,000	$68,000
Adjusted Sale Price		$133,200	$123,300	$126,600	$121,300	$174,600
Comparable Estimate	$135,800 ($101.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-6-15	102.47-2-5	102.38-2-24	102.47-7-7	102.47-6-13	102.47-1-8
Owner	Mustafa, Mohammad	Shohag, Abu Bakkar	Ahmed, Muhaimin	Edwards, Brandon	Koszuta, James A Jr	Ahmed, Noman
Address	80 The Ave	94 McParlin Ave	40 Kemp Ave	9 Paradise Ct	113 Freda Ave	101 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	115 x 99	50 x 110	50 x 105	80 x 108	59 x 120	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	1961 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1551	1275	1552	992	1176	1131
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 623	0 376	0 0	0 500	0 400
SFLA	1551	1275	1552	992	1176	1131
Att/Det Gar Sqft	440	336	352		308	624
Prior Land	$17,000					
Prior Total	$128,200					
Comp Land Estimate	$17,600	$12,500	$12,200	$15,600	$14,300	$13,300
Sale Date		1/21/2020	2/28/2020	11/22/2019	8/6/2018	12/30/2019
Sale Price		$151,300	$140,000	$115,000	$123,000	$135,000
Time Adj Sale Price		$152,800	$141,200	$116,900	$133,000	$136,800
TADJSP/SQFT		$119.84	$90.98	$117.84	$113.10	$120.95
Total Adj Factors	$92,100	$70,700	$84,300	$53,700	$65,700	$65,700
Adjusted Sale Price		$174,200	$149,000	$155,300	$159,400	$163,200
Comparable Estimate	$160,200 ($103.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-17	102.39-5-15	102.47-8-7	101.44-6-8	102.21-4-5	91.79-6-1
Owner	Darwish, Sabri	Rahman, Abdur	Citylights Partners, LLC	Kowal, Thomas E Jr	Islam, Moynul	Ljungberg, Tyler
Address	75 The Ave	12 The Ave	18 Paradise Ct	54 Wildy Ave	20 Pendennis Pl	61 Grand Blvd
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	107	107	107	105	105	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 119	90 x 110	50 x 104	51 x 189	72 x 124	80 x 127
Building Style	05 Colonial	12 Duplex	12 Duplex	05 Colonial	05 Colonial	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1969 / 0	1960 / 0	1955 / 0	1956 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	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	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
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	1232	1236	972	1484	1560	1410
2nd Sty Area	1232	1204	972	837	1280	1042
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2464	2440	1944	2321	2840	2452
Att/Det Gar Sqft		897	528	396	748	770
Prior Land	$13,300					
Prior Total	$137,700					
Comp Land Estimate	$15,000	$16,700	$12,100	$12,000	$13,000	$16,900
Sale Date		3/1/2018	5/14/2019	9/29/2020	12/28/2018	3/28/2018
Sale Price		$170,000	$170,500	$210,000	$145,000	$179,500
Time Adj Sale Price		$189,000	$176,800	$210,000	$153,200	$199,500
TADJSP/SQFT		$77.46	$90.95	$90.48	$53.94	$81.36
Total Adj Factors	$95,800	$114,300	$74,100	$87,500	$83,800	$96,400
Adjusted Sale Price		$170,500	$198,500	$218,300	$165,200	$198,900
Comparable Estimate	$190,300 ($77.23/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-10	91.18-9-23	91.18-11-16	102.10-1-44	102.10-1-46	102.10-1-6
Owner	Gadley, Terica A	Villa, David A III	Truong, Lieu T	Mullen, Tiarra	Stevenson, Brian D	Punch, Denise A
Address	72 The Ave	30 Oriole Pl	29 Woodrow Pl	102 Cathedral Ln	94 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 110	62 x 148	59 x 102	50 x 130	50 x 130	50 x 120
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1967 / 0	1966 / 0	1959 / 0	1958 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 350	C Average 110	C Average 105	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	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1540	1102	1536	882	940	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	350 0	662 0	444 0	0 432	0 0	0 0
SFLA	1890	1764	1980	1543	1410	1660
Att/Det Gar Sqft				418	440	420
Prior Land	$12,900					
Prior Total	$110,300					
Comp Land Estimate	$14,600	$16,100	$13,100	$13,500	$13,500	$13,000
Sale Date		2/27/2018	7/17/2018	8/31/2020	9/28/2020	9/30/2019
Sale Price		$167,000	$142,000	$167,000	$168,000	$155,000
Time Adj Sale Price		$186,700	$154,400	$167,000	$168,000	$158,600
TADJSP/SQFT		$105.84	$77.98	$108.23	$119.15	$95.54
Total Adj Factors	$83,200	$112,000	$94,500	$75,300	$64,800	$73,300
Adjusted Sale Price		$157,900	$143,100	$174,900	$186,400	$168,500
Comparable Estimate	$166,200 ($87.94/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

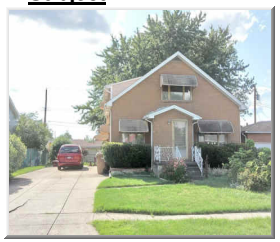
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-16	102.47-2-5	102.39-3-3	102.47-1-8	102.47-7-7	102.47-6-13
Owner	Beek, Margareta	Shohag, Abu Bakkar	Peoples, Daisy B	Ahmed, Noman	Edwards, Brandon	Koszuta, James A Jr
Address	71 The Ave	94 McParlin Ave	163 Mcnaughton Ave	101 Kemp Ave	9 Paradise Ct	113 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 117	54 x 115	80 x 108	59 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1960 / 0	1955 / 0	1955 / 0	1961 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1319	1275	1128	1131	992	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 0	0 400	0 0	0 500
SFLA	1319	1275	1128	1131	992	1176
Att/Det Gar Sqft	308	336	396	624		308
Prior Land	$10,900					
Prior Total	$95,400					
Comp Land Estimate	$12,500	$12,500	$12,800	$13,300	$15,600	$14,300
Sale Date		1/21/2020	8/4/2020	12/30/2019	11/22/2019	8/6/2018
Sale Price		$151,300	$155,000	$135,000	$115,000	$123,000
Time Adj Sale Price		$152,800	$155,000	$136,800	$116,900	$133,000
TADJSP/SQFT		$119.84	$137.41	$120.95	$117.84	$113.10
Total Adj Factors	$69,900	$70,700	$65,200	$65,700	$53,700	$65,700
Adjusted Sale Price		$152,000	$159,700	$141,000	$133,100	$137,200
Comparable Estimate	$144,600 ($109.63/SFLA)					

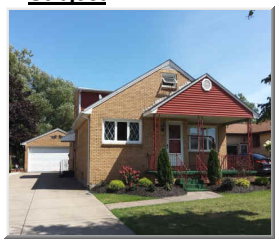
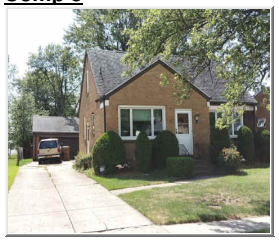
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-15	102.47-2-5	102.39-3-3	102.47-1-8	102.47-7-7	102.47-6-13
Owner	Widzinski, Paul J	Shohag, Abu Bakkar	Peoples, Daisy B	Ahmed, Noman	Edwards, Brandon	Koszuta, James A Jr
Address	69 The Ave	94 McParlin Ave	163 Mcnaughton Ave	101 Kemp Ave	9 Paradise Ct	113 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 117	54 x 115	80 x 108	59 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1960 / 0	1955 / 0	1955 / 0	1961 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1319	1275	1128	1131	992	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 830	0 623	0 0	0 400	0 0	0 500
SFLA	1319	1275	1128	1131	992	1176
Att/Det Gar Sqft	308	336	396	624		308
Prior Land	$10,900					
Prior Total	$103,500					
Comp Land Estimate	$12,500	$12,500	$12,800	$13,300	$15,600	$14,300
Sale Date		1/21/2020	8/4/2020	12/30/2019	11/22/2019	8/6/2018
Sale Price		$151,300	$155,000	$135,000	$115,000	$123,000
Time Adj Sale Price		$152,800	$155,000	$136,800	$116,900	$133,000
TADJSP/SQFT		$119.84	$137.41	$120.95	$117.84	$113.10
Total Adj Factors	$76,200	$70,700	$65,200	$65,700	$53,700	$65,700
Adjusted Sale Price		$158,300	$166,000	$147,300	$139,400	$143,500
Comparable Estimate	$150,900 ($114.4/SFLA)					

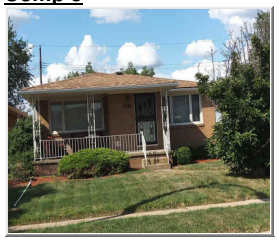
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-9	102.47-8-7	102.39-5-15	101.44-6-8	102.21-4-5	91.79-6-1
Owner	Paciorkowski, Alice I	Citylights Partners, LLC	Rahman, Abdur	Kowal, Thomas E Jr	Islam, Moynul	Ljungberg, Tyler
Address	68 The Ave	18 Paradise Ct	12 The Ave	54 Wildy Ave	20 Pendennis Pl	61 Grand Blvd
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	107	107	107	105	105	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 104	90 x 110	51 x 189	72 x 124	80 x 127
Building Style	05 Colonial	12 Duplex	12 Duplex	05 Colonial	05 Colonial	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1940 / 0	1960 / 0	1969 / 0	1955 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	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	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
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	1208	972	1236	1484	1560	1410
2nd Sty Area	1176	972	1204	837	1280	1042
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2384	1944	2440	2321	2840	2452
Att/Det Gar Sqft		528	897	396	748	770
Prior Land	$12,000					
Prior Total	$137,800					
Comp Land Estimate	$13,800	$12,100	$16,700	$12,000	$13,000	$16,900
Sale Date		5/14/2019	3/1/2018	9/29/2020	12/28/2018	3/28/2018
Sale Price		$170,500	$170,000	$210,000	$145,000	$179,500
Time Adj Sale Price		$176,800	$189,000	$210,000	$153,200	$199,500
TADJSP/SQFT		$90.95	$77.46	$90.48	$53.94	$81.36
Total Adj Factors	$97,200	$74,100	$114,300	$87,500	$83,800	$96,400
Adjusted Sale Price		$199,900	$171,900	$219,700	$166,600	$200,300
Comparable Estimate	$191,700 ($80.41/SFLA)					

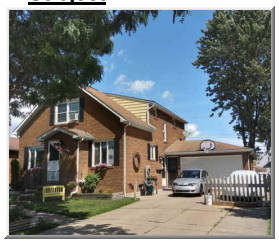
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-14	102.10-1-44	102.10-1-46	102.10-1-6	102.10-1-90	102.10-1-87
Owner	Bojarski, Theodore J	Mullen, Tiarra	Stevenson, Brian D	Punch, Denise A	Wrona, Trevor J	Yaeger, Laurie A
Address	65 The Ave	102 Cathedral Ln	94 Cathedral Ln	194 McNaughton Ave	183 Mcnaughton Ave	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 130	50 x 130	50 x 120	50 x 117	51 x 161
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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1959 / 0	1958 / 0	1957 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1319	882	940	1244	909	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 0	0 0	0 528
SFLA	1648	1543	1410	1660	1363	1400
Att/Det Gar Sqft	440	418	440	420	774	484
Prior Land	$10,900					
Prior Total	$115,300					
Comp Land Estimate	$12,500	$13,500	$13,500	$13,000	$12,800	$15,000
Sale Date		8/31/2020	9/28/2020	9/30/2019	5/5/2020	2/21/2020
Sale Price		$167,000	$168,000	$155,000	$162,500	$140,000
Time Adj Sale Price		$167,000	$168,000	$158,600	$163,000	$141,200
TADJSP/SQFT		$108.23	$119.15	$95.54	$119.59	$100.86
Total Adj Factors	$78,700	$75,300	$64,800	$73,300	$77,500	$70,500
Adjusted Sale Price		$170,400	$181,900	$164,000	$164,200	$149,400
Comparable Estimate	$166,000 ($100.73/SFLA)					

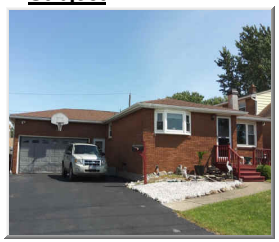
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-8	102.47-2-5	102.47-1-8	102.39-3-3	102.47-7-7	102.38-2-18
Owner	Rita L Bernas Trust	Shohag, Abu Bakkar	Ahmed, Noman	Peoples, Daisy B	Edwards, Brandon	Thamer, Andrew J
Address	64 The Ave	94 McParlin Ave	101 Kemp Ave	163 Mcnaughton Ave	9 Paradise Ct	62 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 110	54 x 115	50 x 117	80 x 108	52 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1955 / 0	1955 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	1290	1275	1131	1128	992	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 400	0 0	0 0	0 560
SFLA	1290	1275	1131	1128	992	1152
Att/Det Gar Sqft	390	336	624	396		308
Prior Land	$12,000					
Prior Total	$102,000					
Comp Land Estimate	$13,800	$12,500	$13,300	$12,800	$15,600	$11,900
Sale Date		1/21/2020	12/30/2019	8/4/2020	11/22/2019	3/13/2020
Sale Price		$151,300	$135,000	$155,000	$115,000	$158,900
Time Adj Sale Price		$152,800	$136,800	$155,000	$116,900	$160,000
TADJSP/SQFT		$119.84	$120.95	$137.41	$117.84	$138.89
Total Adj Factors	$76,300	$70,700	$65,700	$65,200	$53,700	$69,900
Adjusted Sale Price		$158,400	$147,400	$166,100	$139,500	$166,400
Comparable Estimate	$155,600 ($120.62/SFLA)					

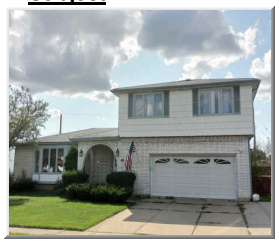
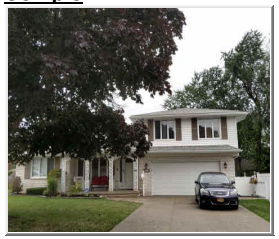
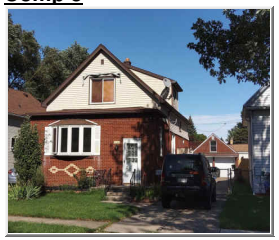
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-7	91.18-9-23	102.10-1-44	91.18-11-16	102.10-1-46	102.10-1-6
Owner	Keohane Timothy J Jr	Villa, David A III	Mullen, Tiarra	Truong, Lieu T	Stevenson, Brian D	Punch, Denise A
Address	60 The Ave	30 Oriole Pl	102 Cathedral Ln	29 Woodrow Pl	94 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 113	62 x 148	50 x 130	59 x 102	50 x 130	50 x 120
Building Style	03 Split level	03 Split level	04 Cape cod	03 Split level	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1967 / 0	1959 / 0	1966 / 0	1958 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 277	C Average 110	C Average 105	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	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.7	1.0	1.5	1.5
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1383	1102	882	1536	940	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	277 0	662 0	0 432	444 0	0 0	0 0
SFLA	1660	1764	1543	1980	1410	1660
Att/Det Gar Sqft			418		440	420
Prior Land	$13,500					
Prior Total	$113,300					
Comp Land Estimate	$15,200	$16,100	$13,500	$13,100	$13,500	$13,000
Sale Date		2/27/2018	8/31/2020	7/17/2018	9/28/2020	9/30/2019
Sale Price		$167,000	$167,000	$142,000	$168,000	$155,000
Time Adj Sale Price		$186,700	$167,000	$154,400	$168,000	$158,600
TADJSP/SQFT		$105.84	$108.23	$77.98	$119.15	$95.54
Total Adj Factors	$85,200	$112,000	$75,300	$94,500	$64,800	$73,300
Adjusted Sale Price		$159,900	$176,900	$145,100	$188,400	$170,500
Comparable Estimate	$168,200 ($101.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-13	102.39-3-3	102.47-1-8	102.47-2-5	102.47-7-7	102.47-6-13
Owner	Medina Sarah	Peoples, Daisy B	Ahmed, Noman	Shohag, Abu Bakkar	Edwards, Brandon	Koszuta, James A Jr
Address	59 The Ave	163 Mcnaughton Ave	101 Kemp Ave	94 McParlin Ave	9 Paradise Ct	113 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 110	50 x 117	54 x 115	50 x 110	80 x 108	59 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1955 / 0	1960 / 0	1961 / 0	1956 / 0
Condition	3 Normal	3 Normal	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1176	1128	1131	1275	992	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 623	0 0	0 500
SFLA	1176	1128	1131	1275	992	1176
Att/Det Gar Sqft	320	396	624	336		308
Prior Land	$12,700					
Prior Total	$95,700					
Comp Land Estimate	$15,800	$12,800	$13,300	$12,500	$15,600	$14,300
Sale Date		8/4/2020	12/30/2019	1/21/2020	11/22/2019	8/6/2018
Sale Price		$155,000	$135,000	$151,300	$115,000	$123,000
Time Adj Sale Price		$155,000	$136,800	$152,800	$116,900	$133,000
TADJSP/SQFT		$137.41	$120.95	$119.84	$117.84	$113.10
Total Adj Factors	$72,400	$65,200	$65,700	$70,700	$53,700	$65,700
Adjusted Sale Price		$162,200	$143,500	$154,500	$135,600	$139,700
Comparable Estimate	$147,100 ($125.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-4	91.79-3-16	102.10-1-44	102.10-1-46	102.10-1-6	102.38-2-24
Owner	Piniarski, Rita	Aja, Nicholas M	Mullen, Tiarra	Stevenson, Brian D	Punch, Denise A	Ahmed, Muhaimin
Address	52 The Ave	123 Kilbourne Rd	102 Cathedral Ln	94 Cathedral Ln	194 McNaughton Ave	40 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	40 x 120	50 x 130	50 x 130	50 x 120	50 x 105
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1952 / 0	1959 / 0	1958 / 0	1957 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	1.5	1.0
Bedrooms	3	5	4	3	3	4
Full/Half Baths	1 / 1	2 / 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	4 Full 0	4 Full 0
1st Sty Area	1184	624	882	940	1244	1552
2nd Sty Area	832	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 0	0 376
SFLA	2016	1248	1543	1410	1660	1552
Att/Det Gar Sqft	440	308	418	440	420	352
Prior Land	$13,100					
Prior Total	$142,262					
Comp Land Estimate	$14,800	$11,000	$13,500	$13,500	$13,000	$12,200
Sale Date		9/10/2020	8/31/2020	9/28/2020	9/30/2019	2/28/2020
Sale Price		$160,330	$167,000	$168,000	$155,000	$140,000
Time Adj Sale Price		$160,300	$167,000	$168,000	$158,600	$141,200
TADJSP/SQFT		$128.45	$108.23	$119.15	$95.54	$90.98
Total Adj Factors	$95,600	$60,300	$75,300	$64,800	$73,300	$84,300
Adjusted Sale Price		$195,600	$187,300	$198,800	$180,900	$152,500
Comparable Estimate	$183,000 ($90.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-11	102.39-5-15	102.47-8-7	101.44-6-8	102.21-4-5	91.79-6-1
Owner	Busenlehner, Mary L	Rahman, Abdur	Citylights Partners, LLC	Kowal, Thomas E Jr	Islam, Moynul	Ljungberg, Tyler
Address	55 The Ave	12 The Ave	18 Paradise Ct	54 Wildy Ave	20 Pendennis Pl	61 Grand Blvd
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	107	107	107	105	105	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	90 x 110	50 x 104	51 x 189	72 x 124	80 x 127
Building Style	05 Colonial	12 Duplex	12 Duplex	05 Colonial	05 Colonial	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1969 / 0	1960 / 0	1955 / 0	1956 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	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	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
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	1337	1236	972	1484	1560	1410
2nd Sty Area	1102	1204	972	837	1280	1042
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2439	2440	1944	2321	2840	2452
Att/Det Gar Sqft	460	897	528	396	748	770
Prior Land	$13,400					
Prior Total	$144,000					
Comp Land Estimate	$15,100	$16,700	$12,100	$12,000	$13,000	$16,900
Sale Date		3/1/2018	5/14/2019	9/29/2020	12/28/2018	3/28/2018
Sale Price		$170,000	$170,500	$210,000	$145,000	$179,500
Time Adj Sale Price		$189,000	$176,800	$210,000	$153,200	$199,500
TADJSP/SQFT		$77.46	$90.95	$90.48	$53.94	$81.36
Total Adj Factors	$103,400	$114,300	$74,100	$87,500	$83,800	$96,400
Adjusted Sale Price		$178,100	$206,100	$225,900	$172,800	$206,500
Comparable Estimate	$197,900 ($81.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-10	102.38-2-24	102.39-3-3	102.47-2-5	102.47-1-8	102.38-2-18
Owner	Prible Michael& Christir	Ahmed, Muhaimin	Peoples, Daisy B	Shohag, Abu Bakkar	Ahmed, Noman	Thamer, Andrew J
Address	51 The Ave	40 Kemp Ave	163 Mcnaughton Ave	94 McParlin Ave	101 Kemp Ave	62 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 110	50 x 105	50 x 117	50 x 110	54 x 115	52 x 96
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1961 / 0	1955 / 0	1960 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1668	1552	1128	1275	1131	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 376	0 0	0 623	0 400	0 560
SFLA	1668	1552	1128	1275	1131	1152
Att/Det Gar Sqft		352	396	336	624	308
Prior Land	$11,800					
Prior Total	$128,500					
Comp Land Estimate	$13,600	$12,200	$12,800	$12,500	$13,300	$11,900
Sale Date		2/28/2020	8/4/2020	1/21/2020	12/30/2019	3/13/2020
Sale Price		$140,000	$155,000	$151,300	$135,000	$158,900
Time Adj Sale Price		$141,200	$155,000	$152,800	$136,800	$160,000
TADJSP/SQFT		$90.98	$137.41	$119.84	$120.95	$138.89
Total Adj Factors	$91,800	$84,300	$65,200	$70,700	$65,700	$69,900
Adjusted Sale Price		$148,700	$181,600	$173,900	$162,900	$181,900
Comparable Estimate	$169,800 ($101.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-3	102.39-5-15	102.47-8-7	101.36-11-4.11	91.79-6-1	91.18-7-39
Owner	Crudgington, Christina	Rahman, Abdur	Citylights Partners, LLC	McClure, Leon	Ljungberg, Tyler	Johnson, Frederick D
Address	48 The Ave	12 The Ave	18 Paradise Ct	23 Villa Moraine Dr	61 Grand Blvd	149 Mildred Dr
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	107	107	107	105	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	90 x 110	50 x 104	50 x 115	80 x 127	40 x 140
Building Style	03 Split level	12 Duplex	12 Duplex	03 Split level	12 Duplex	08 Old style
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1975 / 0	1969 / 0	1960 / 0	1970 / 0	1950 / 0	1943 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 270	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 No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / Y
Stories	1.0	2.0	2.0	1.0	2.0	1.5
Bedrooms	3	6	6	5	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 2	3 Partial 0	4 Full 0
1st Sty Area	2247	1236	972	2259	1410	1056
2nd Sty Area	0	1204	972	0	1042	0
Fin Bsmt/Fin Rec Rm	270 0	0 0	0 0	308 0	0 0	0 500
SFLA	2517	2440	1944	2567	2452	1626
Att/Det Gar Sqft		897	528		770	418
Prior Land	$13,100					
Prior Total	$137,100					
Comp Land Estimate	$14,800	$16,700	$12,100	$10,000	$16,900	$11,900
Sale Date		3/1/2018	5/14/2019	5/10/2019	3/28/2018	7/28/2020
Sale Price		$170,000	$170,500	$225,000	$179,500	$142,000
Time Adj Sale Price		$189,000	$176,800	$233,300	$199,500	$142,000
TADJSP/SQFT		$77.46	$90.95	$90.88	$81.36	$87.33
Total Adj Factors	$105,300	$114,300	$74,100	$138,500	$96,400	$64,800
Adjusted Sale Price		$180,000	$208,000	$200,100	$208,400	$182,500
Comparable Estimate	$195,800 ($77.79/SFLA)					

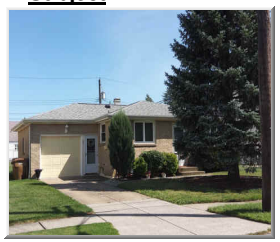
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-9	102.47-2-5	102.39-3-3	102.47-1-8	102.38-2-24	102.38-2-18
Owner	Rogers Mildred	Shohag, Abu Bakkar	Peoples, Daisy B	Ahmed, Noman	Ahmed, Muhaimin	Thamer, Andrew J
Address	47 The Ave	94 McParlin Ave	163 Mcnaughton Ave	101 Kemp Ave	40 Kemp Ave	62 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 110	50 x 110	50 x 117	54 x 115	50 x 105	52 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1955 / 0	1955 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1440	1275	1128	1131	1552	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 0	0 400	0 376	0 560
SFLA	1440	1275	1128	1131	1552	1152
Att/Det Gar Sqft	468	336	396	624	352	308
Prior Land	$11,700					
Prior Total	$115,800					
Comp Land Estimate	$13,400	$12,500	$12,800	$13,300	$12,200	$11,900
Sale Date		1/21/2020	8/4/2020	12/30/2019	2/28/2020	3/13/2020
Sale Price		$151,300	$155,000	$135,000	$140,000	$158,900
Time Adj Sale Price		$152,800	$155,000	$136,800	$141,200	$160,000
TADJSP/SQFT		$119.84	$137.41	$120.95	$90.98	$138.89
Total Adj Factors	$83,700	$70,700	$65,200	$65,700	$84,300	$69,900
Adjusted Sale Price		$165,800	$173,500	$154,800	$140,600	$173,800
Comparable Estimate	$161,700 ($112.29/SFLA)					

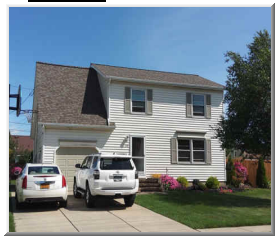
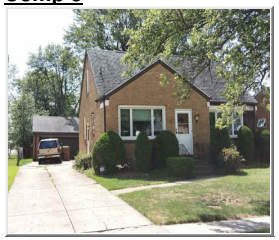
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-2	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Scanzuso, Michael	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	42 The Ave	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	1088	972	1236	1410	853	1173
2nd Sty Area	1008	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	2096	1944	2440	2452	1678	2433
Att/Det Gar Sqft	576	528	897	770	475	484
Prior Land	$11,500					
Prior Total	$116,800					
Comp Land Estimate	$13,200	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$75,300	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$178,000	$150,000	$178,400	$173,300	$147,600
Comparable Estimate	$165,500 ($78.96/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-8	102.47-2-5	102.39-3-3	102.47-1-8	102.38-2-18	102.47-7-7
Owner	Strychalski, Barbara	Shohag, Abu Bakkar	Peoples, Daisy B	Ahmed, Noman	Thamer, Andrew J	Edwards, Brandon
Address	43 The Ave	94 McParlin Ave	163 Mcnaughton Ave	101 Kemp Ave	62 Kemp Ave	9 Paradise Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 117	54 x 115	52 x 96	80 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1319	1275	1128	1131	1152	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 0	0 400	0 560	0 0
SFLA	1319	1275	1128	1131	1152	992
Att/Det Gar Sqft	440	336	396	624	308	
Prior Land	$11,500					
Prior Total	$107,900					
Comp Land Estimate	$13,200	$12,500	$12,800	$13,300	$11,900	$15,600
Sale Date		1/21/2020	8/4/2020	12/30/2019	3/13/2020	11/22/2019
Sale Price		$151,300	$155,000	$135,000	$158,900	$115,000
Time Adj Sale Price		$152,800	$155,000	$136,800	$160,000	$116,900
TADJSP/SQFT		$119.84	$137.41	$120.95	$138.89	$117.84
Total Adj Factors	$76,600	$70,700	$65,200	$65,700	$69,900	$53,700
Adjusted Sale Price		$158,700	$166,400	$147,700	$166,700	$139,800
Comparable Estimate	$155,900 ($118.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-3-1	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Jaffri, Tahir M	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	36 The Ave	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	1152	972	1236	1410	853	1173
2nd Sty Area	1008	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 0	0 250
SFLA	2160	1944	2440	2452	1678	2433
Att/Det Gar Sqft	576	528	897	770	475	484
Prior Land	$11,500					
Prior Total	$120,200					
Comp Land Estimate	$13,200	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$77,300	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$180,000	$152,000	$180,400	$175,300	$149,600
Comparable Estimate	$167,500 ($77.55/SFLA)					

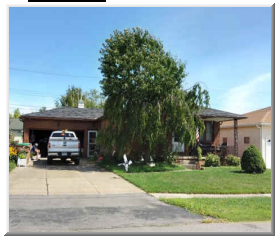
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-3	102.39-3-3	102.47-1-8	102.47-7-7	102.39-2-10	102.47-1-2
Owner	Hirsch, Susan M	Peoples, Daisy B	Ahmed, Noman	Edwards, Brandon	Will, Michael J	Berry, Barbara L
Address	31 The Ave	163 Mcnaughton Ave	101 Kemp Ave	9 Paradise Ct	166 McNaughton Ave	77 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 117	54 x 115	80 x 108	50 x 120	55 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1955 / 0	1955 / 0	1961 / 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 105	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	966	1128	1131	992	1116	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 500	0 0
SFLA	966	1128	1131	992	1116	1064
Att/Det Gar Sqft	286	396	624		440	400
Prior Land	$10,900					
Prior Total	$103,000					
Comp Land Estimate	$12,500	$12,800	$13,300	$15,600	$13,000	$13,400
Sale Date		8/4/2020	12/30/2019	11/22/2019	5/31/2019	3/19/2019
Sale Price		$155,000	$135,000	$115,000	$133,000	$122,500
Time Adj Sale Price		$155,000	$136,800	$116,900	$137,900	$127,800
TADJSP/SQFT		$137.41	$120.95	$117.84	$123.57	$120.11
Total Adj Factors	$55,800	$65,200	$65,700	$53,700	$75,500	$60,000
Adjusted Sale Price		$145,600	$126,900	$119,000	$118,200	$123,600
Comparable Estimate	$126,700 ($131.16/SFLA)					

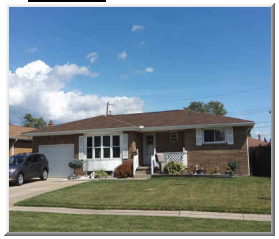
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-4.1	91.79-3-16	102.10-1-46	102.10-1-44	102.10-1-90	102.10-1-87
Owner	Wainwright, Shannon M	Aja, Nicholas M	Stevenson, Brian D	Mullen, Tiarra	Wrona, Trevor J	Yaeger, Laurie A
Address	35 The Ave	123 Kilbourne Rd	94 Cathedral Ln	102 Cathedral Ln	183 Mcnaughton Ave	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 110	40 x 120	50 x 130	50 x 130	50 x 117	51 x 161
Building Style	05 Colonial	05 Colonial	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	02 Brick
Year Built/Eff Yr Built	1993 / 0	1952 / 0	1958 / 0	1959 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.7	1.5	1.7
Bedrooms	3	5	3	4	3	4
Full/Half Baths	1 / 1	2 / 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	4 Full 0
1st Sty Area	650	624	940	882	909	800
2nd Sty Area	650	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 432	0 0	0 528
SFLA	1444	1248	1410	1543	1363	1400
Att/Det Gar Sqft	288	308	440	418	774	484
Prior Land	$16,400					
Prior Total	$106,500					
Comp Land Estimate	$17,700	$11,000	$13,500	$13,500	$12,800	$15,000
Sale Date		9/10/2020	9/28/2020	8/31/2020	5/5/2020	2/21/2020
Sale Price		$160,330	$168,000	$167,000	$162,500	$140,000
Time Adj Sale Price		$160,300	$168,000	$167,000	$163,000	$141,200
TADJSP/SQFT		$128.45	$119.15	$108.23	$119.59	$100.86
Total Adj Factors	$70,800	$60,300	$64,800	$75,300	$77,500	$70,500
Adjusted Sale Price		$170,800	$174,000	$162,500	$156,300	$141,500
Comparable Estimate	$161,000 ($111.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-2	102.39-3-3	102.47-1-8	102.47-2-5	102.38-2-18	102.39-2-10
Owner	Agro, Raymond V	Peoples, Daisy B	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J	Will, Michael J
Address	27 The Ave	163 Mcnaughton Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp Ave	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 117	54 x 115	50 x 110	52 x 96	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1951 / 0	1955 / 0	1955 / 0	1960 / 0	1962 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1290	1128	1131	1275	1152	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 623	0 560	0 500
SFLA	1290	1128	1131	1275	1152	1116
Att/Det Gar Sqft	944	396	624	336	308	440
Prior Land	$12,000					
Prior Total	$120,200					
Comp Land Estimate	$13,800	$12,800	$13,300	$12,500	$11,900	$13,000
Sale Date		8/4/2020	12/30/2019	1/21/2020	3/13/2020	5/31/2019
Sale Price		$155,000	$135,000	$151,300	$158,900	$133,000
Time Adj Sale Price		$155,000	$136,800	$152,800	$160,000	$137,900
TADJSP/SQFT		$137.41	$120.95	$119.84	$138.89	$123.57
Total Adj Factors	$83,300	$65,200	$65,700	$70,700	$69,900	$75,500
Adjusted Sale Price		$173,100	$154,400	$165,400	$173,400	$145,700
Comparable Estimate	$162,400 ($125.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-4-7	91.18-9-23	91.18-11-16	102.10-1-44	102.10-1-6	102.10-1-46
Owner	Pettigrew, Kimberly R	Villa, David A III	Truong, Lieu T	Mullen, Tiarra	Punch, Denise A	Stevenson, Brian D
Address	19 The Ave	30 Oriole Pl	29 Woodrow Pl	102 Cathedral Ln	194 McNaughton Ave	94 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	62 x 148	59 x 102	50 x 130	50 x 120	50 x 130
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1966 / 0	1959 / 0	1957 / 0	1958 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 416	C Average 110	C Average 105	C Average 105	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 Yes
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.5	1.5
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1398	1102	1536	882	1244	940
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	416 0	662 0	444 0	0 432	0 0	0 0
SFLA	1814	1764	1980	1543	1660	1410
Att/Det Gar Sqft				418	420	440
Prior Land	$12,000					
Prior Total	$118,700					
Comp Land Estimate	$13,800	$16,100	$13,100	$13,500	$13,000	$13,500
Sale Date		2/27/2018	7/17/2018	8/31/2020	9/30/2019	9/28/2020
Sale Price		$167,000	$142,000	$167,000	$155,000	$168,000
Time Adj Sale Price		$186,700	$154,400	$167,000	$158,600	$168,000
TADJSP/SQFT		$105.84	$77.98	$108.23	$95.54	$119.15
Total Adj Factors	$90,600	$112,000	$94,500	$75,300	$73,300	$64,800
Adjusted Sale Price		$165,300	$150,500	$182,300	$175,900	$193,800
Comparable Estimate	$173,600 ($95.7/SFLA)					

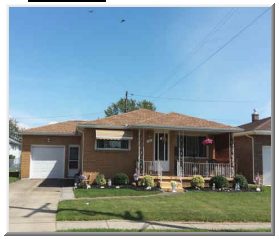
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

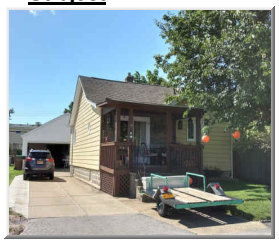
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-4-1	102.39-3-3	102.47-1-8	102.47-2-5	102.38-2-18	102.39-2-10
Owner	Krupski, Dennis J	Peoples, Daisy B	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J	Will, Michael J
Address	23 The Ave	163 Mcnaughton Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp Ave	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 117	54 x 115	50 x 110	52 x 96	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1951 / 0	1955 / 0	1955 / 0	1960 / 0	1962 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1348	1128	1131	1275	1152	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 623	0 560	0 500
SFLA	1348	1128	1131	1275	1152	1116
Att/Det Gar Sqft	480	396	624	336	308	440
Prior Land	$12,000					
Prior Total	$116,200					
Comp Land Estimate	$13,800	$12,800	$13,300	$12,500	$11,900	$13,000
Sale Date		8/4/2020	12/30/2019	1/21/2020	3/13/2020	5/31/2019
Sale Price		$155,000	$135,000	$151,300	$158,900	$133,000
Time Adj Sale Price		$155,000	$136,800	$152,800	$160,000	$137,900
TADJSP/SQFT		$137.41	$120.95	$119.84	$138.89	$123.57
Total Adj Factors	$78,700	$65,200	$65,700	$70,700	$69,900	$75,500
Adjusted Sale Price		$168,500	$149,800	$160,800	$168,800	$141,100
Comparable Estimate	$157,800 ($117.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-4-8	102.39-3-3	102.47-2-5	102.47-1-8	102.38-2-18	102.39-2-10
Owner	Duk, Leonard S	Peoples, Daisy B	Shohag, Abu Bakkar	Ahmed, Noman	Thamer, Andrew J	Will, Michael J
Address	15 The Ave	163 Mcnaughton Ave	94 McParlin Ave	101 Kemp Ave	62 Kemp Ave	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 117	50 x 110	54 x 115	52 x 96	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1955 / 0	1960 / 0	1955 / 0	1962 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1377	1128	1275	1131	1152	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 623	0 400	0 560	0 500
SFLA	1377	1128	1275	1131	1152	1116
Att/Det Gar Sqft	273	396	336	624	308	440
Prior Land	$12,000					
Prior Total	$113,200					
Comp Land Estimate	$13,800	$12,800	$12,500	$13,300	$11,900	$13,000
Sale Date		8/4/2020	1/21/2020	12/30/2019	3/13/2020	5/31/2019
Sale Price		$155,000	$151,300	$135,000	$158,900	$133,000
Time Adj Sale Price		$155,000	$152,800	$136,800	$160,000	$137,900
TADJSP/SQFT		$137.41	$119.84	$120.95	$138.89	$123.57
Total Adj Factors	$77,700	$65,200	$70,700	$65,700	$69,900	$75,500
Adjusted Sale Price		$167,500	$159,800	$148,800	$167,800	$140,100
Comparable Estimate	$156,800 ($113.87/SFLA)					

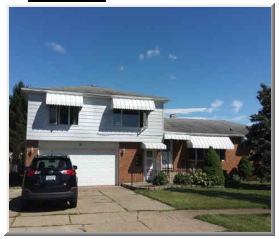
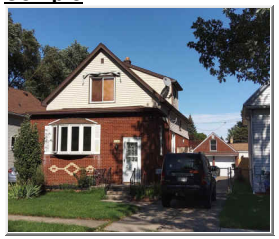
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-5-15	102.39-5-15	102.47-8-7	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Rahman, Abdur	Rahman, Abdur	Citylights Partners, LLC	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	12 The Ave	12 The Ave	18 Paradise Ct	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 110	90 x 110	50 x 104	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1960 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	1236	1236	972	1410	853	1173
2nd Sty Area	1204	1204	972	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	2440	2440	1944	2452	1678	2433
Att/Det Gar Sqft	897	897	528	770	475	484
Prior Land	$15,300					
Prior Total	$146,827					
Comp Land Estimate	$16,700	$16,700	$12,100	$16,900	$13,000	$14,000
Sale Date		3/1/2018	5/14/2019	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,000	$170,500	$179,500	$127,900	$191,000
Time Adj Sale Price		$189,000	$176,800	$199,500	$133,500	$193,600
TADJSP/SQFT		$77.46	$90.95	$81.36	$79.56	$79.57
Total Adj Factors	$97,200	$114,300	$74,100	$96,400	$35,500	$121,300
Adjusted Sale Price		$171,900	$199,900	$200,300	$195,200	$169,500
Comparable Estimate	$187,400 ($76.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-4-1	102.39-3-3	102.47-1-8	102.39-2-10	102.38-2-18	102.47-2-5
Owner	Karmazyn, Kenneth	Peoples, Daisy B	Ahmed, Noman	Will, Michael J	Thamer, Andrew J	Shohag, Abu Bakkar
Address	7 The Ave	163 Mcnaughton Ave	101 Kemp Ave	166 McNaughton Ave	62 Kemp Ave	94 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 117	54 x 115	50 x 120	52 x 96	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1955 / 0	1955 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1171	1128	1131	1116	1152	1275
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 500	0 560	0 623
SFLA	1171	1128	1131	1116	1152	1275
Att/Det Gar Sqft	280	396	624	440	308	336
Prior Land	$13,100					
Prior Total	$99,900					
Comp Land Estimate	$14,800	$12,800	$13,300	$13,000	$11,900	$12,500
Sale Date		8/4/2020	12/30/2019	5/31/2019	3/13/2020	1/21/2020
Sale Price		$155,000	$135,000	$133,000	$158,900	$151,300
Time Adj Sale Price		$155,000	$136,800	$137,900	$160,000	$152,800
TADJSP/SQFT		$137.41	$120.95	$123.57	$138.89	$119.84
Total Adj Factors	$61,000	$65,200	$65,700	$75,500	$69,900	$70,700
Adjusted Sale Price		$150,800	$132,100	$123,400	$151,100	$143,100
Comparable Estimate	$140,100 ($119.64/SFLA)					

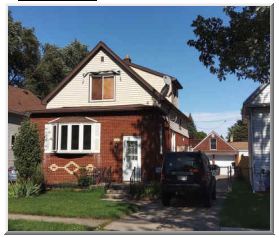
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-4-9	102.39-3-3	102.47-1-8	102.47-2-5	102.38-2-18	102.39-2-10
Owner	Maciag, Arlene	Peoples, Daisy B	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J	Will, Michael J
Address	11 The Ave	163 Mcnaughton Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp Ave	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 117	54 x 115	50 x 110	52 x 96	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1955 / 0	1955 / 0	1960 / 0	1962 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1244	1128	1131	1275	1152	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 623	0 560	0 500
SFLA	1244	1128	1131	1275	1152	1116
Att/Det Gar Sqft	308	396	624	336	308	440
Prior Land	$10,900					
Prior Total	$103,100					
Comp Land Estimate	$12,500	$12,800	$13,300	$12,500	$11,900	$13,000
Sale Date		8/4/2020	12/30/2019	1/21/2020	3/13/2020	5/31/2019
Sale Price		$155,000	$135,000	$151,300	$158,900	$133,000
Time Adj Sale Price		$155,000	$136,800	$152,800	$160,000	$137,900
TADJSP/SQFT		$137.41	$120.95	$119.84	$138.89	$123.57
Total Adj Factors	$71,200	$65,200	$65,700	$70,700	$69,900	$75,500
Adjusted Sale Price		$161,000	$142,300	$153,300	$161,300	$133,600
Comparable Estimate	$150,300 ($120.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-11-28.2	91.18-3-47	91.18-5-38	91.18-6-35	102.23-3-21	102.06-1-5
Owner	Clough, Adam	Clement, Crystal L	Feliciano, Juan	Harris, Denise	Sumpter, Mable T	Hiller, Rachel L
Address	18 Stratford Pl	31 Crestwood Pl	99 Wheaton Dr	135 Toelsin Rd	187 Eastland Pkwy	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143003	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 110	50 x 120	52 x 107	50 x 140	40 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1933 / 0	1949 / 0	1953 / 0	1950 / 0	1949 / 2000	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	2	2	3	2
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	3 Partial 0
1st Sty Area	864	1008	832	944	1096	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 350	0 288
SFLA	864	1008	832	944	1096	1054
Att/Det Gar Sqft	500		440	320	520	352
Prior Land	$9,900					
Prior Total	$48,900					
Comp Land Estimate	$11,500	$13,000	$12,600	$14,000	$11,000	$13,100
Sale Date		9/25/2020	8/12/2020	11/6/2019	8/31/2020	9/29/2020
Sale Price		$112,500	$116,000	$135,000	$165,000	$162,000
Time Adj Sale Price		$112,500	$116,000	$137,300	$165,000	$162,000
TADJSP/SQFT		$111.61	$139.42	$145.44	$150.55	$153.70
Total Adj Factors	$51,400	$52,800	$50,300	$57,900	$66,700	$60,800
Adjusted Sale Price		$111,100	$117,100	$130,800	$149,700	$152,600
Comparable Estimate	$132,300 ($153.13/SFLA)					

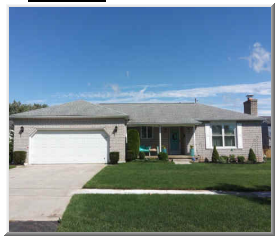
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-11-27	102.21-4-5	91.79-6-1	91.18-7-39	91.18-2-29	91.15-12-37
Owner	Jakson, Gerald	Islam, Moynul	Ljungberg, Tyler	Johnson, Frederick D	Canzoneri, Dominick P	Ahmed, Zamil
Address	15 Stratford Pl	20 Pendennis Pl	61 Grand Blvd	149 Mildred Dr	39 Awood Pl	73 Vegola 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	107	105	107	107	107	109
School Code	143001	143001	143001	143001	143003	143002
Site No.	1	1	1	1	1	1
Land Size	85 x 102	72 x 124	80 x 127	40 x 140	35 x 120	70 x 120
Building Style	05 Colonial	05 Colonial	12 Duplex	08 Old style	08 Old style	05 Colonial
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1956 / 0	1950 / 0	1943 / 0	1937 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0	2.0
Bedrooms	5	5	4	4	4	5
Full/Half Baths	3 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2233	1560	1410	1056	924	1269
2nd Sty Area	1120	1280	1042	0	924	996
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 0
SFLA	3353	2840	2452	1626	1848	2265
Att/Det Gar Sqft	399	748	770	418	420	440
Prior Land	$14,200					
Prior Total	$183,000					
Comp Land Estimate	$15,500	$13,000	$16,900	$11,900	$9,600	$19,000
Sale Date		12/28/2018	3/28/2018	7/28/2020	12/19/2018	8/9/2019
Sale Price		$145,000	$179,500	$142,000	$151,120	$209,900
Time Adj Sale Price		$153,200	$199,500	$142,000	$159,700	$215,500
TADJSP/SQFT		$53.94	$81.36	$87.33	$86.42	$95.14
Total Adj Factors	$148,200	$83,800	$96,400	$64,800	$87,400	$96,600
Adjusted Sale Price		$217,600	$251,300	$225,400	$220,500	$267,100
Comparable Estimate	$236,400 ($70.5/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-11-28.11	91.18-7-39	91.18-2-29	91.18-2-8	91.79-6-1	91.20-1-1
Owner	Ferdinand, James M	Johnson, Frederick D	Canzoneri, Dominick P	Moore, Letitia	Ljungberg, Tyler	Moses, Carolyn
Address	14 Stratford Pl	149 Mildred Dr	39 Awood Pl	18 Crestwood Pl	61 Grand Blvd	3357 Genesee St
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	107	107	107	107	107	109
School Code	143001	143001	143003	143003	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 110	40 x 140	35 x 120	50 x 120	80 x 127	217 x 200
Building Style	04 Cape cod	08 Old style	08 Old style	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	06 Stucco	02 Brick	02 Brick
Year Built/Eff Yr Built	1951 / 0	1943 / 0	1937 / 0	1942 / 0	1950 / 0	1943 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	3 / 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	880	1056	924	853	1410	1502
2nd Sty Area	0	0	924	825	1042	399
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1504	1626	1848	1678	2452	2510
Att/Det Gar Sqft	748	418	420	475	770	576
Prior Land	$14,800					
Prior Total	$104,000					
Comp Land Estimate	$14,300	$11,900	$9,600	$13,000	$16,900	$37,000
Sale Date		7/28/2020	12/19/2018	3/8/2019	3/28/2018	3/6/2020
Sale Price		$142,000	$151,120	$127,900	$179,500	$190,000
Time Adj Sale Price		$142,000	$159,700	$133,500	$199,500	$191,300
TADJSP/SQFT		$87.33	$86.42	$79.56	$81.36	$76.22
Total Adj Factors	$71,500	$64,800	$87,400	$35,500	$96,400	$121,200
Adjusted Sale Price		$148,700	$143,800	$169,500	$174,600	$141,600
Comparable Estimate	$155,600 ($103.46/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-11-26	91.18-8-35	102.23-3-21	91.18-7-14	91.18-8-28	102.23-8-4
Owner	Cooke, Diana	Krawczyk, Heather L	Sumpter, Mable T	Medina, Shawna L	Sobkowiak, Lyndsey	Scott, Diane Y
Address	11 Stratford Pl	93 Andres Pl	187 Eastland Pkwy	138 Toelsin Rd	61 Andres Pl	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	95 x 102	69 x 96	40 x 120	50 x 140	53 x 96	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1977 / 0	1968 / 0	1949 / 2000	1948 / 0	1965 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	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	1430	1248	1096	1396	1156	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 350	0 600	0 0	0 300
SFLA	1430	1248	1096	1396	1156	1224
Att/Det Gar Sqft	230	528	520	638	352	308
Prior Land	$15,200					
Prior Total	$98,000					
Comp Land Estimate	$16,500	$13,700	$11,000	$14,000	$12,000	$11,000
Sale Date		9/23/2020	8/31/2020	1/10/2020	7/31/2019	9/21/2020
Sale Price		$177,000	$165,000	$167,000	$160,000	$150,000
Time Adj Sale Price		$177,000	$165,000	$168,700	$164,800	$150,000
TADJSP/SQFT		$141.83	$150.55	$120.85	$142.56	$122.55
Total Adj Factors	$81,100	$72,500	$66,700	$77,700	$64,200	$66,700
Adjusted Sale Price		$185,600	$179,400	$172,100	$181,700	$164,400
Comparable Estimate	$176,600 ($123.5/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

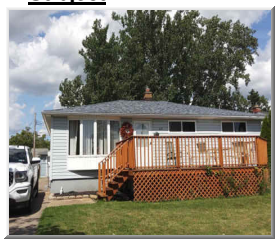
Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-11-30	91.18-8-35	102.23-3-21	102.23-8-4	91.18-8-28	91.18-13-16
Owner	Alan, Keith	Krawczyk, Heather L	Sumpter, Mable T	Scott, Diane Y	Sobkowiak, Lyndsey	Royster, Marjorie A
Address	9 Stratford Pl	93 Andres Pl	187 Eastland Pkwy	317 George Urban Blvd	61 Andres Pl	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 102	69 x 96	40 x 120	40 x 120	53 x 96	80 x 94
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1978 / 0	1968 / 0	1949 / 2000	1951 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	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	1284	1248	1096	1224	1156	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 350	0 300	0 0	0 0
SFLA	1284	1248	1096	1224	1156	1248
Att/Det Gar Sqft	616	528	520	308	352	308
Prior Land	$15,700					
Prior Total	$98,900					
Comp Land Estimate	$16,900	$13,700	$11,000	$11,000	$12,000	$14,500
Sale Date		9/23/2020	8/31/2020	9/21/2020	7/31/2019	1/21/2020
Sale Price		$177,000	$165,000	$150,000	$160,000	$135,000
Time Adj Sale Price		$177,000	$165,000	$150,000	$164,800	$136,400
TADJSP/SQFT		$141.83	$150.55	$122.55	$142.56	$109.29
Total Adj Factors	$79,200	$72,500	$66,700	$66,700	$64,200	$69,400
Adjusted Sale Price		$183,700	$177,500	$162,500	$179,800	$146,200
Comparable Estimate	$169,900 ($132.32/SFLA)					

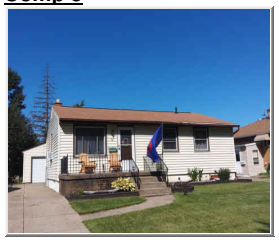
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-11-29.1	91.18-11-16	91.18-9-23	91.18-10-28	102.23-4-2	102.22-5-1
Owner	Ferdinand, James M	Truong, Lieu T	Villa, David A III	Allan, Danielle J	Sarkar, Muhammad FK	Fietz, Giovanny
Address	8 Stratford Pl	29 Woodrow Pl	30 Oriole Pl	17 Verdun Pl	106 Grand Blvd	215 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	99 x 110	59 x 102	62 x 148	50 x 120	40 x 120	80 x 120
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1967 / 0	1951 / 0	1947 / 0	1951 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 550	C Average 105	C Average 110	C Average 100	C Average 100	C Average 110
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	1 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.5	1.7
Bedrooms	4	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1842	1536	1102	852	1268	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	550 0	444 0	662 0	0 0	0 0	0 0
SFLA	2392	1980	1764	1491	1632	1884
Att/Det Gar Sqft				528	280	600
Prior Land	$17,600					
Prior Total	$159,000					
Comp Land Estimate	$17,600	$13,100	$16,100	$13,000	$11,000	$16,400
Sale Date		7/17/2018	2/27/2018	6/26/2020	10/16/2020	10/23/2020
Sale Price		$142,000	$167,000	$172,500	$150,000	$245,000
Time Adj Sale Price		$154,400	$186,700	$172,800	$150,000	$245,000
TADJSP/SQFT		$77.98	$105.84	$115.90	$91.91	$130.04
Total Adj Factors	$117,400	$94,500	$112,000	$68,000	$70,100	$103,000
Adjusted Sale Price		$177,300	$192,100	$222,200	$197,300	$259,400
Comparable Estimate	$209,700 ($87.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-27	91.18-13-16	102.06-1-5	102.06-2-2	102.06-2-56	102.23-8-4
Owner	Majerowski Judith	Royster, Marjorie A	Hiller, Rachel L	Heenan, Mary M	Egan, Shawn M	Scott, Diane Y
Address	131 St Boniface Rd	430 George Urban Blvd	18 Lorraine Ln	15 Crescent Ct	34 Patton Ln	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	79 x 124	80 x 94	50 x 121	55 x 120	75 x 118	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1965 / 0	1951 / 0	1955 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1471	1248	1054	910	989	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 288	0 264	0 0	0 300
SFLA	1471	1248	1054	910	989	1224
Att/Det Gar Sqft	280	308	352	320	660	308
Prior Land	$14,900					
Prior Total	$116,700					
Comp Land Estimate	$16,600	$14,500	$13,100	$13,700	$15,800	$11,000
Sale Date		1/21/2020	9/29/2020	7/31/2020	8/8/2018	9/21/2020
Sale Price		$135,000	$162,000	$137,000	$156,789	$150,000
Time Adj Sale Price		$136,400	$162,000	$137,000	$169,500	$150,000
TADJSP/SQFT		$109.29	$153.70	$150.55	$171.39	$122.55
Total Adj Factors	$79,500	$69,400	$60,800	$52,800	$61,400	$66,700
Adjusted Sale Price		$146,500	$180,700	$163,700	$187,600	$162,800
Comparable Estimate	$168,300 ($114.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-28	91.18-13-16	102.06-2-2	102.06-1-5	102.06-2-56	102.23-8-4
Owner	Andrews, Laurette M	Royster, Marjorie A	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Scott, Diane Y
Address	127 St Boniface Rd	430 George Urban Blvd	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 131	80 x 94	55 x 120	50 x 121	75 x 118	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1965 / 0	1955 / 0	1951 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm 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	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1325	1248	910	1054	989	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 288	0 0	0 300
SFLA	1325	1248	910	1054	989	1224
Att/Det Gar Sqft	484	308	320	352	660	308
Prior Land	$11,900					
Prior Total	$105,500					
Comp Land Estimate	$13,600	$14,500	$13,700	$13,100	$15,800	$11,000
Sale Date		1/21/2020	7/31/2020	9/29/2020	8/8/2018	9/21/2020
Sale Price		$135,000	$137,000	$162,000	$156,789	$150,000
Time Adj Sale Price		$136,400	$137,000	$162,000	$169,500	$150,000
TADJSP/SQFT		$109.29	$150.55	$153.70	$171.39	$122.55
Total Adj Factors	$71,800	$69,400	$52,800	$60,800	$61,400	$66,700
Adjusted Sale Price		$138,800	$156,000	$173,000	$179,900	$155,100
Comparable Estimate	$160,600 ($121.21/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

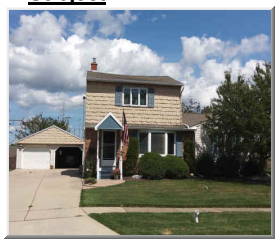
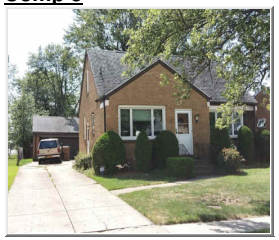
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-29	102.06-2-2	102.06-2-56	102.06-1-5	102.06-3-54	91.18-15-7
Owner	Zengerski, Helen	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Rhoderick, Shawn	Sajda, Anthony A
Address	123 St Boniface Rd	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	275 McNaughton Ave	34 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 155	55 x 120	75 x 118	50 x 121	58 x 190	50 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1957 / 0	1951 / 0	1960 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	993	910	989	1054	964	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 288	0 0	0 0
SFLA	993	910	989	1054	964	910
Att/Det Gar Sqft	440	320	660	352	364	576
Prior Land	$12,800					
Prior Total	$95,300					
Comp Land Estimate	$14,600	$13,700	$15,800	$13,100	$16,900	$12,300
Sale Date		7/31/2020	8/8/2018	9/29/2020	12/17/2018	4/30/2019
Sale Price		$137,000	$156,789	$162,000	$145,000	$120,000
Time Adj Sale Price		$137,000	$169,500	$162,000	$153,200	$124,800
TADJSP/SQFT		$150.55	$171.39	$153.70	$158.92	$137.14
Total Adj Factors	$57,500	$52,800	$61,400	$60,800	$57,200	$53,900
Adjusted Sale Price		$141,700	$165,600	$158,700	$153,500	$128,400
Comparable Estimate	$149,600 ($150.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-2	102.06-2-2	102.06-2-56	102.06-3-54	102.06-1-5	102.06-3-71
Owner	Domon, Daniel R	Heenan, Mary M	Egan, Shawn M	Rhoderick, Shawn	Hiller, Rachel L	Dominique, Joseph Elli
Address	120 St Boniface Rd	15 Crescent Ct	34 Patton Ln	275 McNaughton Ave	18 Lorraine Ln	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 125	55 x 120	75 x 118	58 x 190	50 x 121	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1957 / 0	1960 / 0	1951 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	910	989	964	1054	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 288	0 575
SFLA	936	910	989	964	1054	1073
Att/Det Gar Sqft	528	320	660	364	352	440
Prior Land	$11,600					
Prior Total	$91,600					
Comp Land Estimate	$13,300	$13,700	$15,800	$16,900	$13,100	$14,600
Sale Date		7/31/2020	8/8/2018	12/17/2018	9/29/2020	1/22/2018
Sale Price		$137,000	$156,789	$145,000	$162,000	$118,500
Time Adj Sale Price		$137,000	$169,500	$153,200	$162,000	$133,200
TADJSP/SQFT		$150.55	$171.39	$158.92	$153.70	$124.14
Total Adj Factors	$55,200	$52,800	$61,400	$57,200	$60,800	$61,900
Adjusted Sale Price		$139,400	$163,300	$151,200	$156,400	$126,500
Comparable Estimate	$147,400 ($157.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-31	102.06-2-2	102.06-2-56	102.06-1-5	102.06-3-54	102.06-3-71
Owner	Liszewski, Frederick T	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Rhoderick, Shawn	Dominique, Joseph Elli
Address	115 St Boniface Rd	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	275 McNaughton Ave	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 125	55 x 120	75 x 118	50 x 121	58 x 190	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1957 / 0	1951 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1008	910	989	1054	964	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 288	0 0	0 575
SFLA	1008	910	989	1054	964	1073
Att/Det Gar Sqft	440	320	660	352	364	440
Prior Land	$12,700					
Prior Total	$84,300					
Comp Land Estimate	$14,500	$13,700	$15,800	$13,100	$16,900	$14,600
Sale Date		7/31/2020	8/8/2018	9/29/2020	12/17/2018	1/22/2018
Sale Price		$137,000	$156,789	$162,000	$145,000	$118,500
Time Adj Sale Price		$137,000	$169,500	$162,000	$153,200	$133,200
TADJSP/SQFT		$150.55	$171.39	$153.70	$158.92	$124.14
Total Adj Factors	$58,000	$52,800	$61,400	$60,800	$57,200	$61,900
Adjusted Sale Price		$142,200	$166,100	$159,200	$154,000	$129,300
Comparable Estimate	$150,200 ($149.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-30	102.06-2-2	102.06-2-56	102.06-1-5	102.06-3-54	91.18-13-16
Owner	Nowakowski, Chester	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Rhoderick, Shawn	Royster, Marjorie A
Address	119 St Boniface Rd	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	275 McNaughton Ave	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	55 x 120	75 x 118	50 x 121	58 x 190	80 x 94
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1957 / 0	1951 / 0	1960 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1014	910	989	1054	964	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 264	0 0	0 288	0 0	0 0
SFLA	1014	910	989	1054	964	1248
Att/Det Gar Sqft	520	320	660	352	364	308
Prior Land	$12,500					
Prior Total	$87,100					
Comp Land Estimate	$14,200	$13,700	$15,800	$13,100	$16,900	$14,500
Sale Date		7/31/2020	8/8/2018	9/29/2020	12/17/2018	1/21/2020
Sale Price		$137,000	$156,789	$162,000	$145,000	$135,000
Time Adj Sale Price		$137,000	$169,500	$162,000	$153,200	$136,400
TADJSP/SQFT		$150.55	$171.39	$153.70	$158.92	$109.29
Total Adj Factors	$62,600	$52,800	$61,400	$60,800	$57,200	$69,400
Adjusted Sale Price		$146,800	$170,700	$163,800	$158,600	$129,600
Comparable Estimate	$153,900 ($151.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-32	102.06-3-18	102.06-3-67	102.06-2-44	102.06-2-21	91.18-13-16
Owner	Rogers, Craig	Koteras, Robert E	Stevenson, Christina	Folaron, Jocelyn J	Hidare, Zachariah	Royster, Marjorie A
Address	111 St Boniface Rd	16 St Boniface Rd	55 St Boniface Rd	390 McNaughton Ave	51 Patton Ln	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 113	56 x 125	50 x 157	50 x 120	57 x 129	80 x 94
Building Style	02 Raised ranch	02 Raised ranch	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1955 / 0	1957 / 0	1957 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 300	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.7	1.7	1.5	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	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	988	925	719	740	802	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	851 0	0 0	0 240	0 240	0 0
SFLA	1288	1776	1247	1180	1187	1248
Att/Det Gar Sqft	308	400	440	416	308	308
Prior Land	$13,100					
Prior Total	$83,700					
Comp Land Estimate	$14,800	$14,100	$14,700	$13,000	$14,500	$14,500
Sale Date		2/4/2019	10/24/2019	12/20/2019	9/14/2018	1/21/2020
Sale Price		$144,000	$125,000	$147,000	$138,000	$135,000
Time Adj Sale Price		$150,800	$127,500	$149,000	$148,300	$136,400
TADJSP/SQFT		$84.91	$102.25	$126.27	$124.94	$109.29
Total Adj Factors	$56,600	$74,900	$60,300	$58,100	$56,100	$69,400
Adjusted Sale Price		$132,500	$123,800	$147,500	$148,800	$123,600
Comparable Estimate	$135,200 ($104.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-33	91.79-3-16	102.06-3-67	102.06-2-44	102.06-2-21	102.10-1-87
Owner	Hicks, Patricia Ann	Aja, Nicholas M	Stevenson, Christina	Folaron, Jocelyn J	Hidare, Zachariah	Yaeger, Laurie A
Address	107 St Boniface Rd	123 Kilbourne Rd	55 St Boniface Rd	390 McNaughton Ave	51 Patton Ln	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 141	40 x 120	50 x 157	50 x 120	57 x 129	51 x 161
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1952 / 0	1955 / 0	1957 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.7	1.5	1.7
Bedrooms	3	5	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	624	719	740	802	800
2nd Sty Area	520	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 240	0 528
SFLA	1432	1248	1247	1180	1187	1400
Att/Det Gar Sqft	529	308	440	416	308	484
Prior Land	$14,400					
Prior Total	$103,833					
Comp Land Estimate	$16,400	$11,000	$14,700	$13,000	$14,500	$15,000
Sale Date		9/10/2020	10/24/2019	12/20/2019	9/14/2018	2/21/2020
Sale Price		$160,330	$125,000	$147,000	$138,000	$140,000
Time Adj Sale Price		$160,300	$127,500	$149,000	$148,300	$141,200
TADJSP/SQFT		$128.45	$102.25	$126.27	$124.94	$100.86
Total Adj Factors	$68,700	$60,300	$60,300	$58,100	$56,100	$70,500
Adjusted Sale Price		$168,700	$135,900	$159,600	$160,900	$139,400
Comparable Estimate	$152,900 ($106.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-34	91.79-3-16	102.06-3-67	102.06-2-44	102.06-2-21	102.06-3-66
Owner	DeMarco, Anthony R	Aja, Nicholas M	Stevenson, Christina	Folaron, Jocelyn J	Hidare, Zachariah	Cardinal, Courtney
Address	103 St Boniface Rd	123 Kilbourne Rd	55 St Boniface Rd	390 McNaughton Ave	51 Patton Ln	51 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	71 x 150	40 x 120	50 x 157	50 x 120	57 x 129	50 x 157
Building Style	05 Colonial	05 Colonial	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1955 / 0	1957 / 0	1957 / 0	1960 / 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	1.7	1.7	1.5	1.5
Bedrooms	3	5	4	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	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	644	624	719	740	802	763
2nd Sty Area	644	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 240	0 0
SFLA	1288	1248	1247	1180	1187	950
Att/Det Gar Sqft	783	308	440	416	308	240
Prior Land	$15,300					
Prior Total	$102,000					
Comp Land Estimate	$17,200	$11,000	$14,700	$13,000	$14,500	$14,700
Sale Date		9/10/2020	10/24/2019	12/20/2019	9/14/2018	11/4/2019
Sale Price		$160,330	$125,000	$147,000	$138,000	$125,000
Time Adj Sale Price		$160,300	$127,500	$149,000	$148,300	$127,100
TADJSP/SQFT		$128.45	$102.25	$126.27	$124.94	$133.79
Total Adj Factors	$67,600	$60,300	$60,300	$58,100	$56,100	$47,200
Adjusted Sale Price		$167,600	$134,800	$158,500	$159,800	$147,500
Comparable Estimate	$153,600 ($119.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-3	102.06-2-2	102.06-1-5	102.06-3-71	102.39-3-3	102.06-2-56
Owner	Baty, Jeffrey M	Heenan, Mary M	Hiller, Rachel L	Dominique, Joseph Elli	Peoples, Daisy B	Egan, Shawn M
Address	100 St Boniface Rd	15 Crescent Ct	18 Lorraine Ln	71 St Boniface Rd	163 Mcnaughton Ave	34 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 120	55 x 120	50 x 121	50 x 155	50 x 117	75 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1951 / 0	1962 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	910	1054	1073	1128	989
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 264	0 288	0 575	0 0	0 0
SFLA	1118	910	1054	1073	1128	989
Att/Det Gar Sqft	480	320	352	440	396	660
Prior Land	$14,300					
Prior Total	$95,200					
Comp Land Estimate	$15,900	$13,700	$13,100	$14,600	$12,800	$15,800
Sale Date		7/31/2020	9/29/2020	1/22/2018	8/4/2020	8/8/2018
Sale Price		$137,000	$162,000	$118,500	$155,000	$156,789
Time Adj Sale Price		$137,000	$162,000	$133,200	$155,000	$169,500
TADJSP/SQFT		$150.55	$153.70	$124.14	$137.41	$171.39
Total Adj Factors	$65,600	$52,800	$60,800	$61,900	$65,200	$61,400
Adjusted Sale Price		$149,800	$166,800	$136,900	$155,400	$173,700
Comparable Estimate	$156,500 ($139.98/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

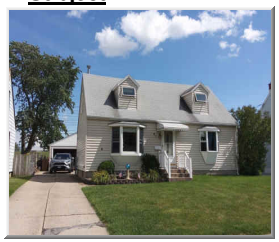
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-78	102.06-2-2	102.06-2-56	102.06-3-54	102.06-3-71	102.06-1-5
Owner	McCadden, Timothy W	Heenan, Mary M	Egan, Shawn M	Rhoderick, Shawn	Dominique, Joseph Elli	Hiller, Rachel L
Address	99 St Boniface Rd	15 Crescent Ct	34 Patton Ln	275 McNaughton Ave	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	47 x 142	55 x 120	75 x 118	58 x 190	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1957 / 0	1960 / 0	1962 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	962	910	989	964	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 575	0 288
SFLA	962	910	989	964	1073	1054
Att/Det Gar Sqft	400	320	660	364	440	352
Prior Land	$11,600					
Prior Total	$93,500					
Comp Land Estimate	$13,500	$13,700	$15,800	$16,900	$14,600	$13,100
Sale Date		7/31/2020	8/8/2018	12/17/2018	1/22/2018	9/29/2020
Sale Price		$137,000	$156,789	$145,000	$118,500	$162,000
Time Adj Sale Price		$137,000	$169,500	$153,200	$133,200	$162,000
TADJSP/SQFT		$150.55	$171.39	$158.92	$124.14	$153.70
Total Adj Factors	$55,100	$52,800	$61,400	$57,200	$61,900	$60,800
Adjusted Sale Price		$139,300	$163,200	$151,100	$126,400	$156,300
Comparable Estimate	$147,300 ($153.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-77	102.06-3-18	102.06-3-67	102.06-2-44	102.06-3-66	102.06-2-21
Owner	Bolognese, Robert A	Koteras, Robert E	Stevenson, Christina	Folaron, Jocelyn J	Cardinal, Courtney	Hidare, Zachariah
Address	95 St Boniface Rd	16 St Boniface Rd	55 St Boniface Rd	390 McNaughton Ave	51 St Boniface Rd	51 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 153	56 x 125	50 x 157	50 x 120	50 x 157	57 x 129
Building Style	02 Raised ranch	02 Raised ranch	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	1961 / 0	1962 / 0	1955 / 0	1957 / 0	1960 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 234	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	1.7	1.7	1.5	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	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	999	925	719	740	763	802
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	234 0	851 0	0 0	0 240	0 0	0 240
SFLA	1233	1776	1247	1180	950	1187
Att/Det Gar Sqft	440	400	440	416	240	308
Prior Land	$12,800					
Prior Total	$86,000					
Comp Land Estimate	$14,500	$14,100	$14,700	$13,000	$14,700	$14,500
Sale Date		2/4/2019	10/24/2019	12/20/2019	11/4/2019	9/14/2018
Sale Price		$144,000	$125,000	$147,000	$125,000	$138,000
Time Adj Sale Price		$150,800	$127,500	$149,000	$127,100	$148,300
TADJSP/SQFT		$84.91	$102.25	$126.27	$133.79	$124.94
Total Adj Factors	$56,000	$74,900	$60,300	$58,100	$47,200	$56,100
Adjusted Sale Price		$131,900	$123,200	$146,900	$135,900	$148,200
Comparable Estimate	$137,200 ($111.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-4	102.06-2-2	102.06-1-5	102.06-3-71	102.06-2-56	102.06-3-54
Owner	Czaplicki, Roman R	Heenan, Mary M	Hiller, Rachel L	Dominique, Joseph Elli	Egan, Shawn M	Rhoderick, Shawn
Address	94 St Boniface Rd	15 Crescent Ct	18 Lorraine Ln	71 St Boniface Rd	34 Patton Ln	275 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	55 x 120	50 x 121	50 x 155	75 x 118	58 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1951 / 0	1962 / 0	1957 / 0	1960 / 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	3	2	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1052	910	1054	1073	989	964
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 288	0 575	0 0	0 0
SFLA	1052	910	1054	1073	989	964
Att/Det Gar Sqft	308	320	352	440	660	364
Prior Land	$11,400					
Prior Total	$87,200					
Comp Land Estimate	$13,000	$13,700	$13,100	$14,600	$15,800	$16,900
Sale Date		7/31/2020	9/29/2020	1/22/2018	8/8/2018	12/17/2018
Sale Price		$137,000	$162,000	$118,500	$156,789	$145,000
Time Adj Sale Price		$137,000	$162,000	$133,200	$169,500	$153,200
TADJSP/SQFT		$150.55	$153.70	$124.14	$171.39	$158.92
Total Adj Factors	$57,400	$52,800	$60,800	$61,900	$61,400	$57,200
Adjusted Sale Price		$141,600	$158,600	$128,700	$165,500	$153,400
Comparable Estimate	$149,600 ($142.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-76	102.06-3-67	102.06-2-44	102.06-3-66	102.06-2-21	102.10-1-90
Owner	Smaszcz, Alexander J	Stevenson, Christina	Folaron, Jocelyn J	Cardinal, Courtney	Hidare, Zachariah	Wrona, Trevor J
Address	91 St Boniface Rd	55 St Boniface Rd	390 McNaughton Ave	51 St Boniface Rd	51 Patton Ln	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 153	50 x 157	50 x 120	50 x 157	57 x 129	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1957 / 0	1960 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	719	740	763	802	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 0	0 240	0 0	0 240	0 0
SFLA	1324	1247	1180	950	1187	1363
Att/Det Gar Sqft	352	440	416	240	308	774
Prior Land	$12,800					
Prior Total	$96,700					
Comp Land Estimate	$14,500	$14,700	$13,000	$14,700	$14,500	$12,800
Sale Date		10/24/2019	12/20/2019	11/4/2019	9/14/2018	5/5/2020
Sale Price		$125,000	$147,000	$125,000	$138,000	$162,500
Time Adj Sale Price		$127,500	$149,000	$127,100	$148,300	$163,000
TADJSP/SQFT		$102.25	$126.27	$133.79	$124.94	$119.59
Total Adj Factors	$65,400	$60,300	$58,100	$47,200	$56,100	$77,500
Adjusted Sale Price		$132,600	$156,300	$145,300	$157,600	$150,900
Comparable Estimate	$148,500 ($112.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-5	91.18-13-16	102.06-2-2	102.06-1-5	102.39-3-3	102.06-3-71
Owner	Buchnowski, Lisa M	Royster, Marjorie A	Heenan, Mary M	Hiller, Rachel L	Peoples, Daisy B	Dominique, Joseph Elli
Address	90 St Boniface Rd	430 George Urban Blvd	15 Crescent Ct	18 Lorraine Ln	163 Mcnaughton Ave	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	80 x 94	55 x 120	50 x 121	50 x 117	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1965 / 0	1955 / 0	1951 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1237	1248	910	1054	1128	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 288	0 0	0 575
SFLA	1237	1248	910	1054	1128	1073
Att/Det Gar Sqft	308	308	320	352	396	440
Prior Land	$12,500					
Prior Total	$101,700					
Comp Land Estimate	$14,200	$14,500	$13,700	$13,100	$12,800	$14,600
Sale Date		1/21/2020	7/31/2020	9/29/2020	8/4/2020	1/22/2018
Sale Price		$135,000	$137,000	$162,000	$155,000	$118,500
Time Adj Sale Price		$136,400	$137,000	$162,000	$155,000	$133,200
TADJSP/SQFT		$109.29	$150.55	$153.70	$137.41	$124.14
Total Adj Factors	$66,900	$69,400	$52,800	$60,800	$65,200	$61,900
Adjusted Sale Price		$133,900	$151,100	$168,100	$156,700	$138,200
Comparable Estimate	$149,600 ($120.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-75	102.06-3-67	102.06-2-44	102.06-3-66	102.10-1-90	102.06-2-21
Owner	Ryan, Daniel R	Stevenson, Christina	Folaron, Jocelyn J	Cardinal, Courtney	Wrona, Trevor J	Hidare, Zachariah
Address	87 St Boniface Rd	55 St Boniface Rd	390 McNaughton Ave	51 St Boniface Rd	183 Mcnaughton Ave	51 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 154	50 x 157	50 x 120	50 x 157	50 x 117	57 x 129
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1957 / 0	1960 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	719	740	763	909	802
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 240
SFLA	1335	1247	1180	950	1363	1187
Att/Det Gar Sqft	440	440	416	240	774	308
Prior Land	$12,800					
Prior Total	$93,600					
Comp Land Estimate	$14,600	$14,700	$13,000	$14,700	$12,800	$14,500
Sale Date		10/24/2019	12/20/2019	11/4/2019	5/5/2020	9/14/2018
Sale Price		$125,000	$147,000	$125,000	$162,500	$138,000
Time Adj Sale Price		$127,500	$149,000	$127,100	$163,000	$148,300
TADJSP/SQFT		$102.25	$126.27	$133.79	$119.59	$124.94
Total Adj Factors	$63,000	$60,300	$58,100	$47,200	$77,500	$56,100
Adjusted Sale Price		$130,200	$153,900	$142,900	$148,500	$155,200
Comparable Estimate	$146,100 ($109.44/SFLA)					

State of New York - Real Property System
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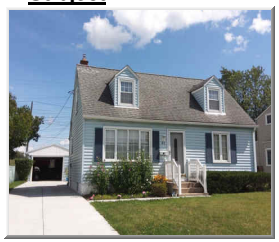
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-6	91.18-13-16	102.06-3-71	102.39-3-3	102.06-2-2	102.06-1-5
Owner	Stucke, Robert E	Royster, Marjorie A	Dominique, Joseph Elli	Peoples, Daisy B	Heenan, Mary M	Hiller, Rachel L
Address	86 St Boniface Rd	430 George Urban Blvd	71 St Boniface Rd	163 Mcnaughton Ave	15 Crescent Ct	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	80 x 94	50 x 155	50 x 117	55 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1965 / 0	1962 / 0	1955 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	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	4	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1401	1248	1073	1128	910	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 264	0 288
SFLA	1401	1248	1073	1128	910	1054
Att/Det Gar Sqft	308	308	440	396	320	352
Prior Land	$12,500					
Prior Total	$111,300					
Comp Land Estimate	$14,200	$14,500	$14,600	$12,800	$13,700	$13,100
Sale Date		1/21/2020	1/22/2018	8/4/2020	7/31/2020	9/29/2020
Sale Price		$135,000	$118,500	$155,000	$137,000	$162,000
Time Adj Sale Price		$136,400	$133,200	$155,000	$137,000	$162,000
TADJSP/SQFT		$109.29	$124.14	$137.41	$150.55	$153.70
Total Adj Factors	$72,300	$69,400	$61,900	$65,200	$52,800	$60,800
Adjusted Sale Price		$139,300	$143,600	$162,100	$156,500	$173,500
Comparable Estimate	$155,000 ($110.64/SFLA)					

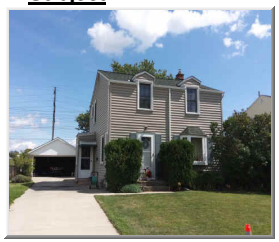
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

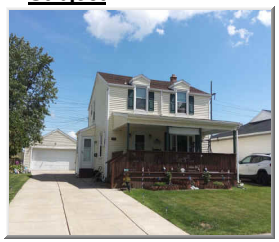
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-74	102.06-3-66	102.06-3-67	102.06-2-44	102.06-3-69	102.06-2-21
Owner	Michalski, Robert F	Cardinal, Courtney	Stevenson, Christina	Folaron, Jocelyn J	Hochadel, Joshua	Hidare, Zachariah
Address	83 St Boniface Rd	51 St Boniface Rd	55 St Boniface Rd	390 McNaughton Ave	63 St Boniface Rd	51 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 154	50 x 157	50 x 157	50 x 120	50 x 156	57 x 129
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	1957 / 0	1960 / 0	1955 / 0	1957 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.5	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	719	763	719	740	763	802
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 374	0 240
SFLA	1071	950	1247	1180	1137	1187
Att/Det Gar Sqft	322	240	440	416	400	308
Prior Land	$12,800					
Prior Total	$78,100					
Comp Land Estimate	$14,600	$14,700	$14,700	$13,000	$14,700	$14,500
Sale Date		11/4/2019	10/24/2019	12/20/2019	3/22/2018	9/14/2018
Sale Price		$125,000	$125,000	$147,000	$123,500	$138,000
Time Adj Sale Price		$127,100	$127,500	$149,000	$137,300	$148,300
TADJSP/SQFT		$133.79	$102.25	$126.27	$120.76	$124.94
Total Adj Factors	$52,000	$47,200	$60,300	$58,100	$55,700	$56,100
Adjusted Sale Price		$131,900	$119,200	$142,900	$133,600	$144,200
Comparable Estimate	$134,400 ($125.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-7	102.06-2-2	102.06-3-54	102.06-3-71	102.06-2-56	102.06-1-5
Owner	Mitchell, Lauri	Heenan, Mary M	Rhoderick, Shawn	Dominique, Joseph Elli	Egan, Shawn M	Hiller, Rachel L
Address	82 St Boniface Rd	15 Crescent Ct	275 McNaughton Ave	71 St Boniface Rd	34 Patton Ln	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	55 x 120	58 x 190	50 x 155	75 x 118	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1960 / 0	1962 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	922	910	964	1073	989	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 575	0 0	0 288
SFLA	922	910	964	1073	989	1054
Att/Det Gar Sqft	440	320	364	440	660	352
Prior Land	$12,500					
Prior Total	$96,400					
Comp Land Estimate	$14,200	$13,700	$16,900	$14,600	$15,800	$13,100
Sale Date		7/31/2020	12/17/2018	1/22/2018	8/8/2018	9/29/2020
Sale Price		$137,000	$145,000	$118,500	$156,789	$162,000
Time Adj Sale Price		$137,000	$153,200	$133,200	$169,500	$162,000
TADJSP/SQFT		$150.55	$158.92	$124.14	$171.39	$153.70
Total Adj Factors	$58,000	$52,800	$57,200	$61,900	$61,400	$60,800
Adjusted Sale Price		$142,200	$154,000	$129,300	$166,100	$159,200
Comparable Estimate	$150,200 ($162.91/SFLA)					

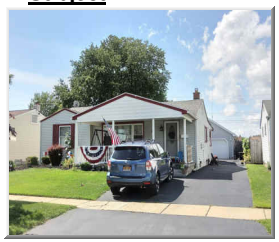
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-73	91.79-3-16	102.06-3-67	102.06-3-18	102.10-1-44	102.10-1-6
Owner	Lesniewski, Francis D	Aja, Nicholas M	Stevenson, Christina	Koteras, Robert E	Mullen, Tiarra	Punch, Denise A
Address	79 St Boniface Rd	123 Kilbourne Rd	55 St Boniface Rd	16 St Boniface Rd	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 155	40 x 120	50 x 157	56 x 125	50 x 130	50 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	02 Raised ranch	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	1959 / 0	1952 / 0	1955 / 0	1962 / 0	1959 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.0	1.7	1.5
Bedrooms	4	5	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	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	906	624	719	925	882	1244
2nd Sty Area	696	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	851 0	0 432	0 0
SFLA	1602	1248	1247	1776	1543	1660
Att/Det Gar Sqft	480	308	440	400	418	420
Prior Land	$12,800					
Prior Total	$117,100					
Comp Land Estimate	$14,600	$11,000	$14,700	$14,100	$13,500	$13,000
Sale Date		9/10/2020	10/24/2019	2/4/2019	8/31/2020	9/30/2019
Sale Price		$160,330	$125,000	$144,000	$167,000	$155,000
Time Adj Sale Price		$160,300	$127,500	$150,800	$167,000	$158,600
TADJSP/SQFT		$128.45	$102.25	$84.91	$108.23	$95.54
Total Adj Factors	$74,000	$60,300	$60,300	$74,900	$75,300	$73,300
Adjusted Sale Price		$174,000	$141,200	$149,900	$165,700	$159,300
Comparable Estimate	$158,000 ($98.63/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

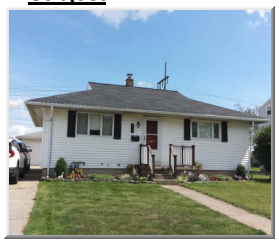
Roll Year: 2021
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-72	91.79-3-16	102.06-3-67	102.06-3-66	102.06-2-44	102.06-3-69
Owner	Orlowski, Delores M	Aja, Nicholas M	Stevenson, Christina	Cardinal, Courtney	Folaron, Jocelyn J	Hochadel, Joshua
Address	75 St Boniface Rd	123 Kilbourne Rd	55 St Boniface Rd	51 St Boniface Rd	390 McNaughton Ave	63 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 155	40 x 120	50 x 157	50 x 157	50 x 120	50 x 156
Building Style	05 Colonial	05 Colonial	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	1959 / 0	1952 / 0	1955 / 0	1960 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	1.7	1.5
Bedrooms	3	5	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	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	644	624	719	763	740	763
2nd Sty Area	644	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 168	0 0	0 0	0 0	0 240	0 374
SFLA	1288	1248	1247	950	1180	1137
Att/Det Gar Sqft	525	308	440	240	416	400
Prior Land	$12,800					
Prior Total	$103,750					
Comp Land Estimate	$14,600	$11,000	$14,700	$14,700	$13,000	$14,700
Sale Date		9/10/2020	10/24/2019	11/4/2019	12/20/2019	3/22/2018
Sale Price		$160,330	$125,000	$125,000	$147,000	$123,500
Time Adj Sale Price		$160,300	$127,500	$127,100	$149,000	$137,300
TADJSP/SQFT		$128.45	$102.25	$133.79	$126.27	$120.76
Total Adj Factors	$74,100	$60,300	$60,300	$47,200	$58,100	$55,700
Adjusted Sale Price		$174,100	$141,300	$154,000	$165,000	$155,700
Comparable Estimate	$158,000 ($122.67/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-8	91.18-13-16	102.39-3-3	102.06-3-71	102.06-1-5	102.06-3-54
Owner	Cook, Kristin N	Royster, Marjorie A	Peoples, Daisy B	Dominique, Joseph Elli	Hiller, Rachel L	Rhoderick, Shawn
Address	78 St Boniface Rd	430 George Urban Blvd	163 Mcnaughton Ave	71 St Boniface Rd	18 Lorraine Ln	275 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	80 x 94	50 x 117	50 x 155	50 x 121	58 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1965 / 0	1955 / 0	1962 / 0	1951 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1331	1248	1128	1073	1054	964
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 299	0 0	0 0	0 575	0 288	0 0
SFLA	1331	1248	1128	1073	1054	964
Att/Det Gar Sqft	420	308	396	440	352	364
Prior Land	$12,500					
Prior Total	$119,300					
Comp Land Estimate	$14,200	$14,500	$12,800	$14,600	$13,100	$16,900
Sale Date		1/21/2020	8/4/2020	1/22/2018	9/29/2020	12/17/2018
Sale Price		$135,000	$155,000	$118,500	$162,000	$145,000
Time Adj Sale Price		$136,400	$155,000	$133,200	$162,000	$153,200
TADJSP/SQFT		$109.29	$137.41	$124.14	$153.70	$158.92
Total Adj Factors	$81,500	$69,400	$65,200	$61,900	$60,800	$57,200
Adjusted Sale Price		$148,500	$171,300	$152,800	$182,700	$177,500
Comparable Estimate	$166,600 ($125.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-9	102.39-3-3	102.06-3-71	102.06-1-5	102.06-3-54	102.06-2-2
Owner	Fronczak Family Trust	Peoples, Daisy B	Dominique, Joseph Elli	Hiller, Rachel L	Rhoderick, Shawn	Heenan, Mary M
Address	74 St Boniface Rd	163 Mcnaughton Ave	71 St Boniface Rd	18 Lorraine Ln	275 McNaughton Ave	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 117	50 x 155	50 x 121	58 x 190	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1962 / 0	1951 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1182	1128	1073	1054	964	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 288	0 0	0 264
SFLA	1182	1128	1073	1054	964	910
Att/Det Gar Sqft	528	396	440	352	364	320
Prior Land	$12,500					
Prior Total	$101,900					
Comp Land Estimate	$14,200	$12,800	$14,600	$13,100	$16,900	$13,700
Sale Date		8/4/2020	1/22/2018	9/29/2020	12/17/2018	7/31/2020
Sale Price		$155,000	$118,500	$162,000	$145,000	$137,000
Time Adj Sale Price		$155,000	$133,200	$162,000	$153,200	$137,000
TADJSP/SQFT		$137.41	$124.14	$153.70	$158.92	$150.55
Total Adj Factors	$66,900	$65,200	$61,900	$60,800	$57,200	$52,800
Adjusted Sale Price		$156,700	$138,200	$168,100	$162,900	$151,100
Comparable Estimate	$155,400 ($131.47/SFLA)					

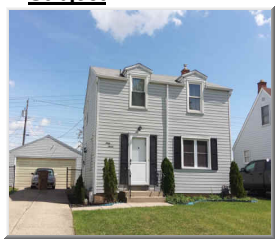
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-71	102.06-3-71	102.06-3-54	102.06-2-2	102.06-1-5	102.39-3-3
Owner	Dominique, Joseph Elli	Dominique, Joseph Elli	Rhoderick, Shawn	Heenan, Mary M	Hiller, Rachel L	Peoples, Daisy B
Address	71 St Boniface Rd	71 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 155	50 x 155	58 x 190	55 x 120	50 x 121	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1955 / 0	1951 / 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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1073	1073	964	910	1054	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 575	0 575	0 0	0 264	0 288	0 0
SFLA	1073	1073	964	910	1054	1128
Att/Det Gar Sqft	440	440	364	320	352	396
Prior Land	$12,800					
Prior Total	$93,600					
Comp Land Estimate	$14,600	$14,600	$16,900	$13,700	$13,100	$12,800
Sale Date		1/22/2018	12/17/2018	7/31/2020	9/29/2020	8/4/2020
Sale Price		$118,500	$145,000	$137,000	$162,000	$155,000
Time Adj Sale Price		$133,200	$153,200	$137,000	$162,000	$155,000
TADJSP/SQFT		$124.14	$158.92	$150.55	$153.70	$137.41
Total Adj Factors	$62,700	$61,900	$57,200	$52,800	$60,800	$65,200
Adjusted Sale Price		$134,000	$158,700	$146,900	$163,900	$152,500
Comparable Estimate	$151,200 ($140.91/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-10	102.39-3-3	91.18-13-16	102.06-3-71	102.06-3-54	102.06-1-5
Owner	Prior, Michael S	Peoples, Daisy B	Royster, Marjorie A	Dominique, Joseph Elli	Rhoderick, Shawn	Hiller, Rachel L
Address	70 St Boniface Rd	163 Mcnaughton Ave	430 George Urban Blvd	71 St Boniface Rd	275 McNaughton Ave	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 117	80 x 94	50 x 155	58 x 190	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1965 / 0	1962 / 0	1960 / 0	1951 / 0
Condition	3 Normal	3 Normal	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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1398	1128	1248	1073	964	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 0	0 288
SFLA	1398	1128	1248	1073	964	1054
Att/Det Gar Sqft	480	396	308	440	364	352
Prior Land	$12,500					
Prior Total	$115,400					
Comp Land Estimate	$14,200	$12,800	$14,500	$14,600	$16,900	$13,100
Sale Date		8/4/2020	1/21/2020	1/22/2018	12/17/2018	9/29/2020
Sale Price		$155,000	$135,000	$118,500	$145,000	$162,000
Time Adj Sale Price		$155,000	$136,400	$133,200	$153,200	$162,000
TADJSP/SQFT		$137.41	$109.29	$124.14	$158.92	$153.70
Total Adj Factors	$75,100	$65,200	$69,400	$61,900	$57,200	$60,800
Adjusted Sale Price		$164,900	$142,100	$146,400	$171,100	$176,300
Comparable Estimate	$160,200 ($114.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-70	91.79-3-16	102.06-3-67	102.06-3-66	102.06-3-69	102.06-2-44
Owner	Karki, Bikash	Aja, Nicholas M	Stevenson, Christina	Cardinal, Courtney	Hochadel, Joshua	Folaron, Jocelyn J
Address	67 St Boniface Rd	123 Kilbourne Rd	55 St Boniface Rd	51 St Boniface Rd	63 St Boniface Rd	390 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 156	40 x 120	50 x 157	50 x 157	50 x 156	50 x 120
Building Style	05 Colonial	05 Colonial	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	1959 / 0	1952 / 0	1955 / 0	1960 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.7	1.5	1.5	1.7
Bedrooms	3	5	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	644	624	719	763	763	740
2nd Sty Area	644	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 374	0 240
SFLA	1288	1248	1247	950	1137	1180
Att/Det Gar Sqft	440	308	440	240	400	416
Prior Land	$12,900					
Prior Total	$98,400					
Comp Land Estimate	$14,700	$11,000	$14,700	$14,700	$14,700	$13,000
Sale Date		9/10/2020	10/24/2019	11/4/2019	3/22/2018	12/20/2019
Sale Price		$160,330	$125,000	$125,000	$123,500	$147,000
Time Adj Sale Price		$160,300	$127,500	$127,100	$137,300	$149,000
TADJSP/SQFT		$128.45	$102.25	$133.79	$120.76	$126.27
Total Adj Factors	$62,900	$60,300	$60,300	$47,200	$55,700	$58,100
Adjusted Sale Price		$162,900	$130,100	$142,800	$144,500	$153,800
Comparable Estimate	$146,800 ($113.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-11	102.06-3-54	102.06-2-2	102.06-3-71	102.06-1-5	102.39-3-3
Owner	Mazurkiewicz, Kathy A	Rhoderick, Shawn	Heenan, Mary M	Dominique, Joseph Elli	Hiller, Rachel L	Peoples, Daisy B
Address	66 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	71 St Boniface Rd	18 Lorraine Ln	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	55 x 120	50 x 155	50 x 121	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1955 / 0	1962 / 0	1951 / 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 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	925	964	910	1073	1054	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 575	0 288	0 0
SFLA	925	964	910	1073	1054	1128
Att/Det Gar Sqft	576	364	320	440	352	396
Prior Land	$12,500					
Prior Total	$106,900					
Comp Land Estimate	$14,200	$16,900	$13,700	$14,600	$13,100	$12,800
Sale Date		12/17/2018	7/31/2020	1/22/2018	9/29/2020	8/4/2020
Sale Price		$145,000	$137,000	$118,500	$162,000	$155,000
Time Adj Sale Price		$153,200	$137,000	$133,200	$162,000	$155,000
TADJSP/SQFT		$158.92	$150.55	$124.14	$153.70	$137.41
Total Adj Factors	$56,500	$57,200	$52,800	$61,900	$60,800	$65,200
Adjusted Sale Price		$152,500	$140,700	$127,800	$157,700	$146,300
Comparable Estimate	$145,000 ($156.76/SFLA)					

State of New York - Real Property System
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Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-69	102.06-3-67	102.06-3-66	102.06-3-69	102.06-2-44	102.06-2-21
Owner	Hochadel Joshua	Stevenson, Christina	Cardinal, Courtney	Hochadel, Joshua	Folaron, Jocelyn J	Hidare, Zachariah
Address	63 St Boniface Rd	55 St Boniface Rd	51 St Boniface Rd	63 St Boniface Rd	390 McNaughton Ave	51 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 156	50 x 157	50 x 157	50 x 156	50 x 120	57 x 129
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	1959 / 0	1955 / 0	1960 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	719	763	763	740	802
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 374	0 0	0 0	0 374	0 240	0 240
SFLA	1137	1247	950	1137	1180	1187
Att/Det Gar Sqft	400	440	240	400	416	308
Prior Land	$12,900					
Prior Total	$84,100					
Comp Land Estimate	$14,700	$14,700	$14,700	$14,700	$13,000	$14,500
Sale Date		10/24/2019	11/4/2019	3/22/2018	12/20/2019	9/14/2018
Sale Price		$125,000	$125,000	$123,500	$147,000	$138,000
Time Adj Sale Price		$127,500	$127,100	$137,300	$149,000	$148,300
TADJSP/SQFT		$102.25	$133.79	$120.76	$126.27	$124.94
Total Adj Factors	$55,700	$60,300	$47,200	$55,700	$58,100	$56,100
Adjusted Sale Price		$122,900	$135,600	$137,300	$146,600	$147,900
Comparable Estimate	$138,100 ($121.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-12	102.06-3-54	102.06-3-71	102.39-3-3	102.06-1-5	102.06-2-2
Owner	Boneberg, Mary Jane	Rhoderick, Shawn	Dominique, Joseph Elli	Peoples, Daisy B	Hiller, Rachel L	Heenan, Mary M
Address	62 St Boniface Rd	275 McNaughton Ave	71 St Boniface Rd	163 Mcnaughton Ave	18 Lorraine Ln	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	50 x 155	50 x 117	50 x 121	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1962 / 0	1955 / 0	1951 / 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 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 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	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1060	964	1073	1128	1054	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 518	0 0	0 575	0 0	0 288	0 264
SFLA	1060	964	1073	1128	1054	910
Att/Det Gar Sqft	440	364	440	396	352	320
Prior Land	$12,500					
Prior Total	$92,900					
Comp Land Estimate	$14,200	$16,900	$14,600	$12,800	$13,100	$13,700
Sale Date		12/17/2018	1/22/2018	8/4/2020	9/29/2020	7/31/2020
Sale Price		$145,000	$118,500	$155,000	$162,000	$137,000
Time Adj Sale Price		$153,200	$133,200	$155,000	$162,000	$137,000
TADJSP/SQFT		$158.92	$124.14	$137.41	$153.70	$150.55
Total Adj Factors	$62,100	$57,200	$61,900	$65,200	$60,800	$52,800
Adjusted Sale Price		$158,100	$133,400	$151,900	$163,300	$146,300
Comparable Estimate	$150,600 ($142.08/SFLA)					

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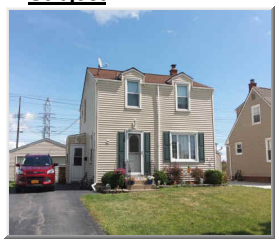
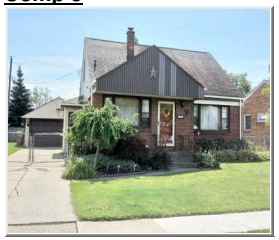
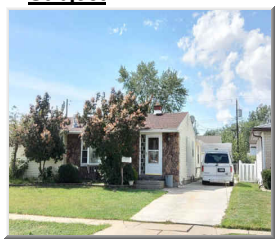
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-68	91.79-3-16	102.06-3-67	102.06-3-66	102.06-3-69	102.10-1-90
Owner	Tegler, Shannon	Aja, Nicholas M	Stevenson, Christina	Cardinal, Courtney	Hochadel, Joshua	Wrona, Trevor J
Address	59 St Boniface Rd	123 Kilbourne Rd	55 St Boniface Rd	51 St Boniface Rd	63 St Boniface Rd	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 156	40 x 120	50 x 157	50 x 157	50 x 156	50 x 117
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1952 / 0	1955 / 0	1960 / 0	1959 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	1.5	1.5
Bedrooms	4	5	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	644	624	719	763	763	909
2nd Sty Area	644	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 374	0 0
SFLA	1288	1248	1247	950	1137	1363
Att/Det Gar Sqft	440	308	440	240	400	774
Prior Land	$12,900					
Prior Total	$98,600					
Comp Land Estimate	$14,700	$11,000	$14,700	$14,700	$14,700	$12,800
Sale Date		9/10/2020	10/24/2019	11/4/2019	3/22/2018	5/5/2020
Sale Price		$160,330	$125,000	$125,000	$123,500	$162,500
Time Adj Sale Price		$160,300	$127,500	$127,100	$137,300	$163,000
TADJSP/SQFT		$128.45	$102.25	$133.79	$120.76	$119.59
Total Adj Factors	$62,700	$60,300	$60,300	$47,200	$55,700	$77,500
Adjusted Sale Price		$162,700	$129,900	$142,600	$144,300	$148,200
Comparable Estimate	$145,500 ($112.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-13	102.39-3-3	102.06-3-54	91.18-13-16	102.06-3-71	102.06-1-5
Owner	Potozniak, Dennis R	Peoples, Daisy B	Rhoderick, Shawn	Royster, Marjorie A	Dominique, Joseph Elli	Hiller, Rachel L
Address	58 St Boniface Rd	163 Mcnaughton Ave	275 McNaughton Ave	430 George Urban Blvd	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 117	58 x 190	80 x 94	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1960 / 0	1965 / 0	1962 / 0	1951 / 0
Condition	3 Normal	3 Normal	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1251	1128	964	1248	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 575	0 288
SFLA	1251	1128	964	1248	1073	1054
Att/Det Gar Sqft	440	396	364	308	440	352
Prior Land	$12,500					
Prior Total	$105,000					
Comp Land Estimate	$14,200	$12,800	$16,900	$14,500	$14,600	$13,100
Sale Date		8/4/2020	12/17/2018	1/21/2020	1/22/2018	9/29/2020
Sale Price		$155,000	$145,000	$135,000	$118,500	$162,000
Time Adj Sale Price		$155,000	$153,200	$136,400	$133,200	$162,000
TADJSP/SQFT		$137.41	$158.92	$109.29	$124.14	$153.70
Total Adj Factors	$70,500	$65,200	$57,200	$69,400	$61,900	$60,800
Adjusted Sale Price		$160,300	$166,500	$137,500	$141,800	$171,700
Comparable Estimate	$155,600 ($124.38/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

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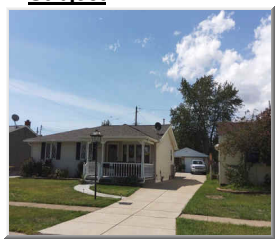
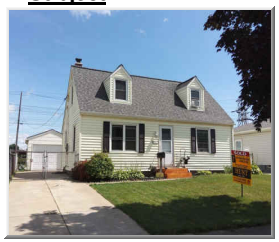
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-14	102.06-3-54	102.06-3-71	102.39-3-3	102.06-2-2	102.06-1-5
Owner	Grudzien, Deborah	Rhoderick, Shawn	Dominique, Joseph Elli	Peoples, Daisy B	Heenan, Mary M	Hiller, Rachel L
Address	52 St Boniface Rd	275 McNaughton Ave	71 St Boniface Rd	163 Mcnaughton Ave	15 Crescent Ct	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	50 x 155	50 x 117	55 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1962 / 0	1955 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	1020	964	1073	1128	910	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 264	0 288
SFLA	1020	964	1073	1128	910	1054
Att/Det Gar Sqft	314	364	440	396	320	352
Prior Land	$12,500					
Prior Total	$81,500					
Comp Land Estimate	$14,200	$16,900	$14,600	$12,800	$13,700	$13,100
Sale Date		12/17/2018	1/22/2018	8/4/2020	7/31/2020	9/29/2020
Sale Price		$145,000	$118,500	$155,000	$137,000	$162,000
Time Adj Sale Price		$153,200	$133,200	$155,000	$137,000	$162,000
TADJSP/SQFT		$158.92	$124.14	$137.41	$150.55	$153.70
Total Adj Factors	$58,600	$57,200	$61,900	$65,200	$52,800	$60,800
Adjusted Sale Price		$154,600	$129,900	$148,400	$142,800	$159,800
Comparable Estimate	$147,100 ($144.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-67	102.06-3-67	102.06-3-66	102.06-3-69	102.06-2-44	102.10-1-90
Owner	Stevenson, Christina	Stevenson, Christina	Cardinal, Courtney	Hochadel, Joshua	Folaron, Jocelyn J	Wrona, Trevor J
Address	55 St Boniface Rd	55 St Boniface Rd	51 St Boniface Rd	63 St Boniface Rd	390 McNaughton Ave	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 157	50 x 157	50 x 157	50 x 156	50 x 120	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	719	719	763	763	740	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 374	0 240	0 0
SFLA	1247	1247	950	1137	1180	1363
Att/Det Gar Sqft	440	440	240	400	416	774
Prior Land	$12,900					
Prior Total	$91,500					
Comp Land Estimate	$14,700	$14,700	$14,700	$14,700	$13,000	$12,800
Sale Date		10/24/2019	11/4/2019	3/22/2018	12/20/2019	5/5/2020
Sale Price		$125,000	$125,000	$123,500	$147,000	$162,500
Time Adj Sale Price		$127,500	$127,100	$137,300	$149,000	$163,000
TADJSP/SQFT		$102.25	$133.79	$120.76	$126.27	$119.59
Total Adj Factors	$60,300	$60,300	$47,200	$55,700	$58,100	$77,500
Adjusted Sale Price		$127,500	$140,200	$141,900	$151,200	$145,800
Comparable Estimate	$141,300 ($113.31/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-66	102.06-3-66	102.06-3-67	102.06-3-69	102.06-2-44	102.06-2-21
Owner	Cardinal, Courtney	Cardinal, Courtney	Stevenson, Christina	Hochadel, Joshua	Folaron, Jocelyn J	Hidare, Zachariah
Address	51 St Boniface Rd	51 St Boniface Rd	55 St Boniface Rd	63 St Boniface Rd	390 McNaughton Ave	51 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 157	50 x 157	50 x 157	50 x 156	50 x 120	57 x 129
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	1960 / 0	1960 / 0	1955 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	1.5	1.7	1.5
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	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	763	763	719	763	740	802
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 374	0 240	0 240
SFLA	950	950	1247	1137	1180	1187
Att/Det Gar Sqft	240	240	440	400	416	308
Prior Land	$12,900					
Prior Total	$93,700					
Comp Land Estimate	$14,700	$14,700	$14,700	$14,700	$13,000	$14,500
Sale Date		11/4/2019	10/24/2019	3/22/2018	12/20/2019	9/14/2018
Sale Price		$125,000	$125,000	$123,500	$147,000	$138,000
Time Adj Sale Price		$127,100	$127,500	$137,300	$149,000	$148,300
TADJSP/SQFT		$133.79	$102.25	$120.76	$126.27	$124.94
Total Adj Factors	$48,400	$47,200	$60,300	$55,700	$58,100	$56,100
Adjusted Sale Price		$128,300	$115,600	$130,000	$139,300	$140,600
Comparable Estimate	$130,800 ($137.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-15	102.06-3-54	102.39-3-3	102.06-2-2	102.06-3-71	102.06-1-5
Owner	Grudzien, James P	Rhoderick, Shawn	Peoples, Daisy B	Heenan, Mary M	Dominique, Joseph Elli	Hiller, Rachel L
Address	48 St Boniface Rd	275 McNaughton Ave	163 Mcnaughton Ave	15 Crescent Ct	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	50 x 117	55 x 120	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 0	1951 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	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	3 Partial 0
1st Sty Area	1001	964	1128	910	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 264	0 575	0 288
SFLA	1001	964	1128	910	1073	1054
Att/Det Gar Sqft	420	364	396	320	440	352
Prior Land	$12,500					
Prior Total	$81,600					
Comp Land Estimate	$14,200	$16,900	$12,800	$13,700	$14,600	$13,100
Sale Date		12/17/2018	8/4/2020	7/31/2020	1/22/2018	9/29/2020
Sale Price		$145,000	$155,000	$137,000	$118,500	$162,000
Time Adj Sale Price		$153,200	$155,000	$137,000	$133,200	$162,000
TADJSP/SQFT		$158.92	$137.41	$150.55	$124.14	$153.70
Total Adj Factors	$48,900	$57,200	$65,200	$52,800	$61,900	$60,800
Adjusted Sale Price		$144,900	$138,700	$133,100	$120,200	$150,100
Comparable Estimate	$137,400 ($137.26/SFLA)					

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Option : 107_ENPM_OPTIONS

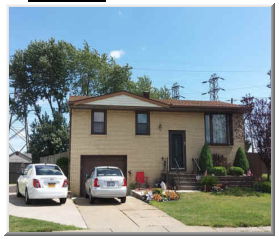
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-65	102.06-3-54	102.06-2-2	102.06-3-71	102.39-3-3	102.06-1-5
Owner	Zielinski, Gerard S	Rhoderick, Shawn	Heenan, Mary M	Dominique, Joseph Elli	Peoples, Daisy B	Hiller, Rachel L
Address	47 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	71 St Boniface Rd	163 Mcnaughton Ave	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 158	58 x 190	55 x 120	50 x 155	50 x 117	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1955 / 0	1962 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	936	964	910	1073	1128	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 575	0 0	0 288
SFLA	936	964	910	1073	1128	1054
Att/Det Gar Sqft	440	364	320	440	396	352
Prior Land	$12,900					
Prior Total	$94,300					
Comp Land Estimate	$14,700	$16,900	$13,700	$14,600	$12,800	$13,100
Sale Date		12/17/2018	7/31/2020	1/22/2018	8/4/2020	9/29/2020
Sale Price		$145,000	$137,000	$118,500	$155,000	$162,000
Time Adj Sale Price		$153,200	$137,000	$133,200	$155,000	$162,000
TADJSP/SQFT		$158.92	$150.55	$124.14	$137.41	$153.70
Total Adj Factors	$55,300	$57,200	$52,800	$61,900	$65,200	$60,800
Adjusted Sale Price		$151,300	$139,500	$126,600	$145,100	$156,500
Comparable Estimate	$143,800 ($153.63/SFLA)					

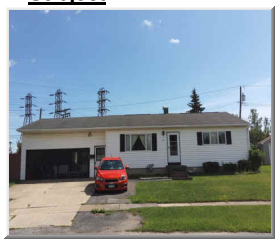
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-16	102.06-3-54	102.06-2-2	102.39-3-3	102.06-3-71	102.06-1-5
Owner	Weigand, Matthew	Rhoderick, Shawn	Heenan, Mary M	Peoples, Daisy B	Dominique, Joseph Elli	Hiller, Rachel L
Address	44 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	163 Mcnaughton Ave	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	58 x 190	55 x 120	50 x 117	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	964	964	910	1128	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 575	0 288
SFLA	964	964	910	1128	1073	1054
Att/Det Gar Sqft	440	364	320	396	440	352
Prior Land	$11,400					
Prior Total	$85,500					
Comp Land Estimate	$13,000	$16,900	$13,700	$12,800	$14,600	$13,100
Sale Date		12/17/2018	7/31/2020	8/4/2020	1/22/2018	9/29/2020
Sale Price		$145,000	$137,000	$155,000	$118,500	$162,000
Time Adj Sale Price		$153,200	$137,000	$155,000	$133,200	$162,000
TADJSP/SQFT		$158.92	$150.55	$137.41	$124.14	$153.70
Total Adj Factors	$51,800	$57,200	$52,800	$65,200	$61,900	$60,800
Adjusted Sale Price		$147,800	$136,000	$141,600	$123,100	$153,000
Comparable Estimate	$140,300 ($145.54/SFLA)					

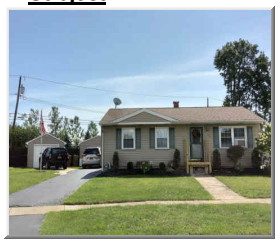
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-64	102.06-3-67	102.06-3-66	102.06-3-69	102.06-2-44	102.10-1-90
Owner	Sacco, Lawrence J	Stevenson, Christina	Cardinal, Courtney	Hochadel, Joshua	Folaron, Jocelyn J	Wrona, Trevor J
Address	43 St Boniface Rd	55 St Boniface Rd	51 St Boniface Rd	63 St Boniface Rd	390 McNaughton Ave	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 157	50 x 157	50 x 157	50 x 156	50 x 120	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1960 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	762	719	763	763	740	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 0	0 0	0 374	0 240	0 0
SFLA	1136	1247	950	1137	1180	1363
Att/Det Gar Sqft	352	440	240	400	416	774
Prior Land	$12,900					
Prior Total	$91,100					
Comp Land Estimate	$14,700	$14,700	$14,700	$14,700	$13,000	$12,800
Sale Date		10/24/2019	11/4/2019	3/22/2018	12/20/2019	5/5/2020
Sale Price		$125,000	$125,000	$123,500	$147,000	$162,500
Time Adj Sale Price		$127,500	$127,100	$137,300	$149,000	$163,000
TADJSP/SQFT		$102.25	$133.79	$120.76	$126.27	$119.59
Total Adj Factors	$61,000	$60,300	$47,200	$55,700	$58,100	$77,500
Adjusted Sale Price		$128,200	$140,900	$142,600	$151,900	$146,500
Comparable Estimate	$142,000 ($125/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-63	102.06-3-54	102.06-2-2	102.06-3-71	102.39-3-3	102.06-1-5
Owner	Ladowski Frank J III	Rhoderick, Shawn	Heenan, Mary M	Dominique, Joseph Elli	Peoples, Daisy B	Hiller, Rachel L
Address	39 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	71 St Boniface Rd	163 Mcnaughton Ave	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 147	58 x 190	55 x 120	50 x 155	50 x 117	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1955 / 0	1962 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	925	964	910	1073	1128	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 575	0 0	0 288
SFLA	925	964	910	1073	1128	1054
Att/Det Gar Sqft	440	364	320	440	396	352
Prior Land	$13,100					
Prior Total	$98,900					
Comp Land Estimate	$14,900	$16,900	$13,700	$14,600	$12,800	$13,100
Sale Date		12/17/2018	7/31/2020	1/22/2018	8/4/2020	9/29/2020
Sale Price		$145,000	$137,000	$118,500	$155,000	$162,000
Time Adj Sale Price		$153,200	$137,000	$133,200	$155,000	$162,000
TADJSP/SQFT		$158.92	$150.55	$124.14	$137.41	$153.70
Total Adj Factors	$59,600	$57,200	$52,800	$61,900	$65,200	$60,800
Adjusted Sale Price		$155,600	$143,800	$130,900	$149,400	$160,800
Comparable Estimate	$148,100 ($160.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-17	102.06-3-54	102.06-2-2	102.39-3-3	102.06-3-71	102.06-1-5
Owner	Schaefer Roger L	Rhoderick, Shawn	Heenan, Mary M	Peoples, Daisy B	Dominique, Joseph Elli	Hiller, Rachel L
Address	36 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	163 Mcnaughton Ave	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 120	58 x 190	55 x 120	50 x 117	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 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	3	3	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	3 Partial 0
1st Sty Area	925	964	910	1128	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 575	0 288
SFLA	925	964	910	1128	1073	1054
Att/Det Gar Sqft	252	364	320	396	440	352
Prior Land	$14,300					
Prior Total	$88,600					
Comp Land Estimate	$15,900	$16,900	$13,700	$12,800	$14,600	$13,100
Sale Date		12/17/2018	7/31/2020	8/4/2020	1/22/2018	9/29/2020
Sale Price		$145,000	$137,000	$155,000	$118,500	$162,000
Time Adj Sale Price		$153,200	$137,000	$155,000	$133,200	$162,000
TADJSP/SQFT		$158.92	$150.55	$137.41	$124.14	$153.70
Total Adj Factors	$53,800	$57,200	$52,800	$65,200	$61,900	$60,800
Adjusted Sale Price		$149,800	$138,000	$143,600	$125,100	$155,000
Comparable Estimate	$142,300 ($153.84/SFLA)					

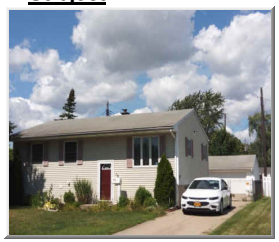
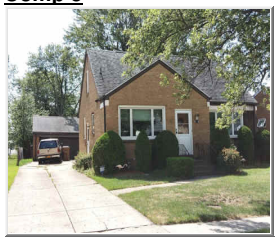
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-62	102.06-3-18	102.06-3-66	102.06-3-54	102.06-3-67	102.06-3-71
Owner	Fischer, Daniel M	Koteras, Robert E	Cardinal, Courtney	Rhoderick, Shawn	Stevenson, Christina	Dominique, Joseph Elli
Address	35 St Boniface Rd	16 St Boniface Rd	51 St Boniface Rd	275 McNaughton Ave	55 St Boniface Rd	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 131	56 x 125	50 x 157	58 x 190	50 x 157	50 x 155
Building Style	02 Raised ranch	02 Raised ranch	04 Cape cod	01 Ranch	04 Cape cod	01 Ranch
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	1963 / 0	1962 / 0	1960 / 0	1960 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.5	1.0	1.7	1.0
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	925	763	964	719	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	851 0	0 0	0 0	0 0	0 575
SFLA	972	1776	950	964	1247	1073
Att/Det Gar Sqft		400	240	364	440	440
Prior Land	$12,900					
Prior Total	$83,400					
Comp Land Estimate	$14,700	$14,100	$14,700	$16,900	$14,700	$14,600
Sale Date		2/4/2019	11/4/2019	12/17/2018	10/24/2019	1/22/2018
Sale Price		$144,000	$125,000	$145,000	$125,000	$118,500
Time Adj Sale Price		$150,800	$127,100	$153,200	$127,500	$133,200
TADJSP/SQFT		$84.91	$133.79	$158.92	$102.25	$124.14
Total Adj Factors	$45,600	$74,900	$47,200	$57,200	$60,300	$61,900
Adjusted Sale Price		$121,500	$125,500	$141,600	$112,800	$116,900
Comparable Estimate	$123,700 ($127.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-61	102.06-3-54	102.06-3-71	102.39-3-3	102.06-1-5	102.06-2-2
Owner	Sobczak, Ronald T	Rhoderick, Shawn	Dominique, Joseph Elli	Peoples, Daisy B	Hiller, Rachel L	Heenan, Mary M
Address	31 St Boniface Rd	275 McNaughton Ave	71 St Boniface Rd	163 Mcnaughton Ave	18 Lorraine Ln	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 110	58 x 190	50 x 155	50 x 117	50 x 121	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1955 / 0	1951 / 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 105	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 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	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1044	964	1073	1128	1054	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 575	0 0	0 288	0 264
SFLA	1044	964	1073	1128	1054	910
Att/Det Gar Sqft	506	364	440	396	352	320
Prior Land	$13,500					
Prior Total	$93,300					
Comp Land Estimate	$15,100	$16,900	$14,600	$12,800	$13,100	$13,700
Sale Date		12/17/2018	1/22/2018	8/4/2020	9/29/2020	7/31/2020
Sale Price		$145,000	$118,500	$155,000	$162,000	$137,000
Time Adj Sale Price		$153,200	$133,200	$155,000	$162,000	$137,000
TADJSP/SQFT		$158.92	$124.14	$137.41	$153.70	$150.55
Total Adj Factors	$62,100	$57,200	$61,900	$65,200	$60,800	$52,800
Adjusted Sale Price		$158,100	$133,400	$151,900	$163,300	$146,300
Comparable Estimate	$150,600 ($144.25/SFLA)					

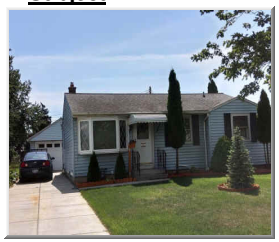
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-60	102.06-3-54	102.06-2-2	102.39-3-3	102.06-3-71	102.06-1-5
Owner	Larocca, John	Rhoderick, Shawn	Heenan, Mary M	Peoples, Daisy B	Dominique, Joseph Elli	Hiller, Rachel L
Address	27 St Boniface Rd	275 McNaughton Ave	15 Crescent Ct	163 Mcnaughton Ave	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	69 x 115	58 x 190	55 x 120	50 x 117	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	912	964	910	1128	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 575	0 288
SFLA	912	964	910	1128	1073	1054
Att/Det Gar Sqft	280	364	320	396	440	352
Prior Land	$13,300					
Prior Total	$92,500					
Comp Land Estimate	$15,000	$16,900	$13,700	$12,800	$14,600	$13,100
Sale Date		12/17/2018	7/31/2020	8/4/2020	1/22/2018	9/29/2020
Sale Price		$145,000	$137,000	$155,000	$118,500	$162,000
Time Adj Sale Price		$153,200	$137,000	$155,000	$133,200	$162,000
TADJSP/SQFT		$158.92	$150.55	$137.41	$124.14	$153.70
Total Adj Factors	$52,900	$57,200	$52,800	$65,200	$61,900	$60,800
Adjusted Sale Price		$148,900	$137,100	$142,700	$124,200	$154,100
Comparable Estimate	$141,400 ($155.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-59	102.06-3-54	102.39-3-3	102.06-3-71	102.06-2-2	102.06-1-5
Owner	Robertson, David	Rhoderick, Shawn	Peoples, Daisy B	Dominique, Joseph Elli	Heenan, Mary M	Hiller, Rachel L
Address	23 St Boniface Rd	275 McNaughton Ave	163 Mcnaughton Ave	71 St Boniface Rd	15 Crescent Ct	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 158	58 x 190	50 x 117	50 x 155	55 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1955 / 0	1962 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	1002	964	1128	1073	910	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 264	0 288
SFLA	1002	964	1128	1073	910	1054
Att/Det Gar Sqft	308	364	396	440	320	352
Prior Land	$13,600					
Prior Total	$88,000					
Comp Land Estimate	$15,500	$16,900	$12,800	$14,600	$13,700	$13,100
Sale Date		12/17/2018	8/4/2020	1/22/2018	7/31/2020	9/29/2020
Sale Price		$145,000	$155,000	$118,500	$137,000	$162,000
Time Adj Sale Price		$153,200	$155,000	$133,200	$137,000	$162,000
TADJSP/SQFT		$158.92	$137.41	$124.14	$150.55	$153.70
Total Adj Factors	$57,200	$57,200	$65,200	$61,900	$52,800	$60,800
Adjusted Sale Price		$153,200	$147,000	$128,500	$141,400	$158,400
Comparable Estimate	$145,700 ($145.41/SFLA)					

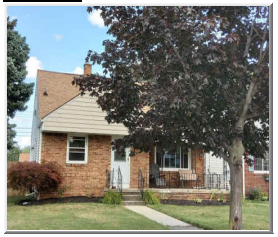
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-58	102.06-3-54	102.39-3-3	102.06-3-71	102.06-1-5	102.39-2-10
Owner	Roman, Joseph P	Rhoderick, Shawn	Peoples, Daisy B	Dominique, Joseph Elli	Hiller, Rachel L	Will, Michael J
Address	19 St Boniface Rd	275 McNaughton Ave	163 Mcnaughton Ave	71 St Boniface Rd	18 Lorraine Ln	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 197	58 x 190	50 x 117	50 x 155	50 x 121	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1955 / 0	1962 / 0	1951 / 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 105	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	3 Partial 0	4 Full 0
1st Sty Area	1037	964	1128	1073	1054	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 575	0 288	0 500
SFLA	1037	964	1128	1073	1054	1116
Att/Det Gar Sqft	440	364	396	440	352	440
Prior Land	$13,800					
Prior Total	$86,800					
Comp Land Estimate	$15,800	$16,900	$12,800	$14,600	$13,100	$13,000
Sale Date		12/17/2018	8/4/2020	1/22/2018	9/29/2020	5/31/2019
Sale Price		$145,000	$155,000	$118,500	$162,000	$133,000
Time Adj Sale Price		$153,200	$155,000	$133,200	$162,000	$137,900
TADJSP/SQFT		$158.92	$137.41	$124.14	$153.70	$123.57
Total Adj Factors	$60,100	$57,200	$65,200	$61,900	$60,800	$75,500
Adjusted Sale Price		$156,100	$149,900	$131,400	$161,300	$122,500
Comparable Estimate	$144,200 ($139.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-18	102.06-3-18	102.10-1-6	102.10-1-44	102.06-3-67	102.10-1-87
Owner	Koteras, Robert E	Koteras, Robert E	Punch, Denise A	Mullen, Tiarra	Stevenson, Christina	Yaeger, Laurie A
Address	16 St Boniface Rd	16 St Boniface Rd	194 McNaughton Ave	102 Cathedral Ln	55 St Boniface Rd	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 125	56 x 125	50 x 120	50 x 130	50 x 157	51 x 161
Building Style	02 Raised ranch	02 Raised ranch	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1957 / 0	1959 / 0	1955 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 851	C Average 100	C Average 100	C Average 105	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	1.0	1.0	1.5	1.7	1.7	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	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	925	925	1244	882	719	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	851 0	851 0	0 0	0 432	0 0	0 528
SFLA	1776	1776	1660	1543	1247	1400
Att/Det Gar Sqft	400	400	420	418	440	484
Prior Land	$12,300					
Prior Total	$118,000					
Comp Land Estimate	$14,100	$14,100	$13,000	$13,500	$14,700	$15,000
Sale Date		2/4/2019	9/30/2019	8/31/2020	10/24/2019	2/21/2020
Sale Price		$144,000	$155,000	$167,000	$125,000	$140,000
Time Adj Sale Price		$150,800	$158,600	$167,000	$127,500	$141,200
TADJSP/SQFT		$84.91	$95.54	$108.23	$102.25	$100.86
Total Adj Factors	$74,900	$74,900	$73,300	$75,300	$60,300	$70,500
Adjusted Sale Price		$150,800	$160,200	$166,600	$142,100	$145,600
Comparable Estimate	$153,100 ($86.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-57	102.06-3-54	102.39-3-3	102.06-2-2	102.06-3-71	102.06-1-5
Owner	Pietrzak, Veronica	Rhoderick, Shawn	Peoples, Daisy B	Heenan, Mary M	Dominique, Joseph Elli	Hiller, Rachel L
Address	15 St Boniface Rd	275 McNaughton Ave	163 Mcnaughton Ave	15 Crescent Ct	71 St Boniface Rd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 123	58 x 190	50 x 117	55 x 120	50 x 155	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0
1st Sty Area	936	964	1128	910	1073	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 0	0 264	0 575	0 288
SFLA	936	964	1128	910	1073	1054
Att/Det Gar Sqft	440	364	396	320	440	352
Prior Land	$11,500					
Prior Total	$95,500					
Comp Land Estimate	$13,200	$16,900	$12,800	$13,700	$14,600	$13,100
Sale Date		12/17/2018	8/4/2020	7/31/2020	1/22/2018	9/29/2020
Sale Price		$145,000	$155,000	$137,000	$118,500	$162,000
Time Adj Sale Price		$153,200	$155,000	$137,000	$133,200	$162,000
TADJSP/SQFT		$158.92	$137.41	$150.55	$124.14	$153.70
Total Adj Factors	$55,200	$57,200	$65,200	$52,800	$61,900	$60,800
Adjusted Sale Price		$151,200	$145,000	$139,400	$126,500	$156,400
Comparable Estimate	$143,700 ($153.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-56	102.06-3-54	102.39-3-3	102.06-1-5	102.06-2-2	102.39-2-10
Owner	Derion, Elizabeth	Rhoderick, Shawn	Peoples, Daisy B	Hiller, Rachel L	Heenan, Mary M	Will, Michael J
Address	11 St Boniface Rd	275 McNaughton Ave	163 Mcnaughton Ave	18 Lorraine Ln	15 Crescent Ct	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 115	58 x 190	50 x 117	50 x 121	55 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1960 / 0	1955 / 0	1951 / 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 105	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	992	964	1128	1054	910	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 288	0 264	0 500
SFLA	992	964	1128	1054	910	1116
Att/Det Gar Sqft	504	364	396	352	320	440
Prior Land	$11,200					
Prior Total	$99,500					
Comp Land Estimate	$12,700	$16,900	$12,800	$13,100	$13,700	$13,000
Sale Date		12/17/2018	8/4/2020	9/29/2020	7/31/2020	5/31/2019
Sale Price		$145,000	$155,000	$162,000	$137,000	$133,000
Time Adj Sale Price		$153,200	$155,000	$162,000	$137,000	$137,900
TADJSP/SQFT		$158.92	$137.41	$153.70	$150.55	$123.57
Total Adj Factors	$56,800	$57,200	$65,200	$60,800	$52,800	$75,500
Adjusted Sale Price		$152,800	$146,600	$158,000	$141,000	$119,200
Comparable Estimate	$143,500 ($144.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-55	102.06-3-54	102.39-3-3	102.39-2-10	91.18-13-16	102.06-3-71
Owner	Mack, Elizabeth L	Rhoderick, Shawn	Peoples, Daisy B	Will, Michael J	Royster, Marjorie A	Dominique, Joseph Elli
Address	7 St Boniface Rd	275 McNaughton Ave	163 Mcnaughton Ave	166 McNaughton Ave	430 George Urban Blvd	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 105	58 x 190	50 x 117	50 x 120	80 x 94	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1955 / 0	1955 / 0	1965 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1397	964	1128	1116	1248	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 575
SFLA	1397	964	1128	1116	1248	1073
Att/Det Gar Sqft	484	364	396	440	308	440
Prior Land	$13,300					
Prior Total	$119,000					
Comp Land Estimate	$14,900	$16,900	$12,800	$13,000	$14,500	$14,600
Sale Date		12/17/2018	8/4/2020	5/31/2019	1/21/2020	1/22/2018
Sale Price		$145,000	$155,000	$133,000	$135,000	$118,500
Time Adj Sale Price		$153,200	$155,000	$137,900	$136,400	$133,200
TADJSP/SQFT		$158.92	$137.41	$123.57	$109.29	$124.14
Total Adj Factors	$79,200	$57,200	$65,200	$75,500	$69,400	$61,900
Adjusted Sale Price		$175,200	$169,000	$141,600	$146,200	$150,500
Comparable Estimate	$156,500 ($112.03/SFLA)					

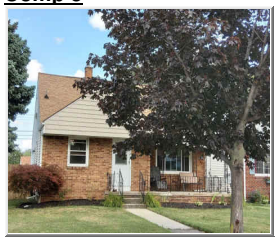
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-18	102.31-4-18	102.31-1-23	102.38-1-16	102.39-1-1	102.31-1-17
Owner	Hoctor, Amanda C	Hoctor, Amanda C	Pembleton, Deana	Wideman, Sharita L	Osika, Gregory	Kacala, Heather D
Address	148 Southern Pkwy	148 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton Ave	147 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	50 x 120	55 x 103	51 x 120	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 1990	1941 / 1990	1941 / 0	1952 / 0	1954 / 0	1942 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	4	3	2
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	752	752	604	776	852	846
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	1064	1064	890	1172	1047	1132
Att/Det Gar Sqft	280	280	240	440	352	320
Prior Land	$12,500					
Prior Total	$68,300					
Comp Land Estimate	$14,400	$14,400	$13,000	$12,700	$13,100	$14,400
Sale Date		2/7/2019	12/27/2019	11/20/2019	3/6/2019	6/29/2018
Sale Price		$122,500	$106,000	$110,060	$128,972	$100,000
Time Adj Sale Price		$128,300	$107,400	$111,900	$134,600	$109,300
TADJSP/SQFT		$120.58	$120.67	$95.48	$128.56	$96.55
Total Adj Factors	$50,700	$50,700	$44,000	$54,900	$54,700	$54,300
Adjusted Sale Price		$128,300	$114,100	$107,700	$130,600	$105,700
Comparable Estimate	$117,300 ($110.24/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-18	102.22-5-1	102.10-1-6	102.23-4-2	102.10-1-44	102.10-1-90
Owner	Sheridan, Joel R	Fietz, Giovanny	Punch, Denise A	Sarkar, Muhammad FK	Mullen, Tiarra	Wrona, Trevor J
Address	147 Southern Pkwy	215 George Urban Blvd	194 McNaughton Ave	106 Grand Blvd	102 Cathedral Ln	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 140	80 x 120	50 x 120	40 x 120	50 x 130	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1941 / 0	1951 / 0	1957 / 0	1947 / 0	1959 / 0	1957 / 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 105	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1456	1104	1244	1268	882	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	1786	1884	1660	1632	1543	1363
Att/Det Gar Sqft	440	600	420	280	418	774
Prior Land	$13,500					
Prior Total	$117,400					
Comp Land Estimate	$15,600	$16,400	$13,000	$11,000	$13,500	$12,800
Sale Date		10/23/2020	9/30/2019	10/16/2020	8/31/2020	5/5/2020
Sale Price		$245,000	$155,000	$150,000	$167,000	$162,500
Time Adj Sale Price		$245,000	$158,600	$150,000	$167,000	$163,000
TADJSP/SQFT		$130.04	$95.54	$91.91	$108.23	$119.59
Total Adj Factors	$79,700	$103,000	$73,300	$70,100	$75,300	$77,500
Adjusted Sale Price		$221,700	$165,000	$159,600	$171,400	$165,200
Comparable Estimate	$176,600 ($98.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-19	102.31-1-23	102.38-1-16	102.31-4-18	102.31-1-17	102.39-1-1
Owner	Bonner, Yvonne M	Pembleton, Deana	Wideman, Sharita L	Hoctor, Amanda C	Kacala, Heather D	Osika, Gregory
Address	140 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	148 Southern Pkwy	147 Central Blvd	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	55 x 103	60 x 120	60 x 120	51 x 120
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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1941 / 0	1952 / 0	1941 / 1990	1942 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	2	2	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	725	604	776	752	846	852
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	1105	890	1172	1064	1132	1047
Att/Det Gar Sqft	280	240	440	280	320	352
Prior Land	$10,900					
Prior Total	$74,600					
Comp Land Estimate	$12,600	$13,000	$12,700	$14,400	$14,400	$13,100
Sale Date		12/27/2019	11/20/2019	2/7/2019	6/29/2018	3/6/2019
Sale Price		$106,000	$110,060	$122,500	$100,000	$128,972
Time Adj Sale Price		$107,400	$111,900	$128,300	$109,300	$134,600
TADJSP/SQFT		$120.67	$95.48	$120.58	$96.55	$128.56
Total Adj Factors	$51,300	$44,000	$54,900	$50,700	$54,300	$54,700
Adjusted Sale Price		$114,700	$108,300	$128,900	$106,300	$131,200
Comparable Estimate	$117,900 ($106.7/SFLA)					

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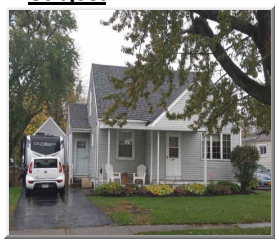
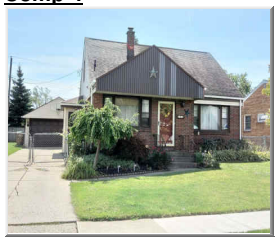
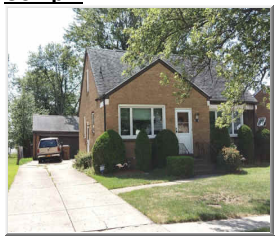
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-17	102.38-1-16	102.31-1-23	102.31-1-17	102.10-1-90	102.38-3-22
Owner	Mongielo, Denise D	Wideman, Sharita L	Pembleton, Deana	Kacala, Heather D	Wrona, Trevor J	Threat, Gary
Address	139 Southern Pkwy	64 Mcnaughton Ave	46 Lindbergh Ct	147 Central Blvd	183 Mcnaughton Ave	32 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 139	55 x 103	50 x 120	60 x 120	50 x 117	52 x 107
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1952 / 0	1941 / 0	1942 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	2	2	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	776	604	846	909	809
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	1191	1172	890	1132	1363	1161
Att/Det Gar Sqft	294	440	240	320	774	308
Prior Land	$11,800					
Prior Total	$80,700					
Comp Land Estimate	$13,600	$12,700	$13,000	$14,400	$12,800	$12,600
Sale Date		11/20/2019	12/27/2019	6/29/2018	5/5/2020	2/4/2020
Sale Price		$110,060	$106,000	$100,000	$162,500	$122,000
Time Adj Sale Price		$111,900	$107,400	$109,300	$163,000	$123,000
TADJSP/SQFT		$95.48	$120.67	$96.55	$119.59	$105.94
Total Adj Factors	$55,000	$54,900	$44,000	$54,300	$77,500	$54,300
Adjusted Sale Price		$112,000	$118,400	$110,000	$140,500	$123,700
Comparable Estimate	$120,900 ($101.51/SFLA)					

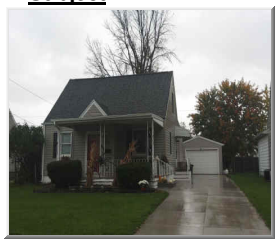
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-20	102.31-1-23	102.38-1-16	102.31-1-16	102.10-1-90	102.31-1-17
Owner	Stuart, Andrew	Pembleton, Deana	Wideman, Sharita L	Rhodes, Jerome J	Wrona, Trevor J	Kacala, Heather D
Address	136 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	139 Central Blvd	183 Mcnaughton Ave	147 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	55 x 103	50 x 120	50 x 117	60 x 120
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	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1941 / 0	1952 / 0	1943 / 0	1957 / 0	1942 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	4	3	2
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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	994	604	776	1116	909	846
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1280	890	1172	1413	1363	1132
Att/Det Gar Sqft	280	240	440	352	774	320
Prior Land	$10,900					
Prior Total	$86,000					
Comp Land Estimate	$12,600	$13,000	$12,700	$13,000	$12,800	$14,400
Sale Date		12/27/2019	11/20/2019	6/20/2018	5/5/2020	6/29/2018
Sale Price		$106,000	$110,060	$120,000	$162,500	$100,000
Time Adj Sale Price		$107,400	$111,900	$131,200	$163,000	$109,300
TADJSP/SQFT		$120.67	$95.48	$92.85	$119.59	$96.55
Total Adj Factors	$59,300	$44,000	$54,900	$64,600	$77,500	$54,300
Adjusted Sale Price		$122,700	$116,300	$125,900	$144,800	$114,300
Comparable Estimate	$124,800 ($97.5/SFLA)					

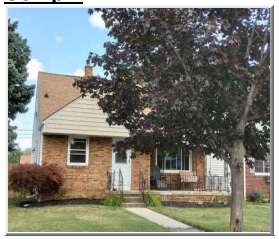
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

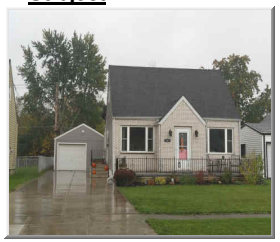
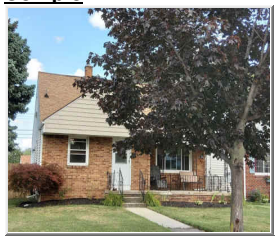
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-16	102.10-1-90	102.31-1-16	102.38-1-16	102.10-1-87	102.10-1-46
Owner	Chorozak, Scott T	Wrona, Trevor J	Rhodes, Jerome J	Wideman, Sharita L	Yaeger, Laurie A	Stevenson, Brian D
Address	135 Southern Pkwy	183 Mcnaughton Ave	139 Central Blvd	64 Mcnaughton Ave	195 McNaughton Ave	94 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 138	50 x 117	50 x 120	55 x 103	51 x 161	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1957 / 0	1943 / 0	1952 / 0	1959 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	844	909	1116	776	800	940
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 528	0 0
SFLA	1414	1363	1413	1172	1400	1410
Att/Det Gar Sqft	705	774	352	440	484	440
Prior Land	$11,700					
Prior Total	$99,200					
Comp Land Estimate	$13,500	$12,800	$13,000	$12,700	$15,000	$13,500
Sale Date		5/5/2020	6/20/2018	11/20/2019	2/21/2020	9/28/2020
Sale Price		$162,500	$120,000	$110,060	$140,000	$168,000
Time Adj Sale Price		$163,000	$131,200	$111,900	$141,200	$168,000
TADJSP/SQFT		$119.59	$92.85	$95.48	$100.86	$119.15
Total Adj Factors	$68,100	$77,500	$64,600	$54,900	$70,500	$64,800
Adjusted Sale Price		$153,600	$134,700	$125,100	$138,800	$171,300
Comparable Estimate	$144,700 ($102.33/SFLA)					

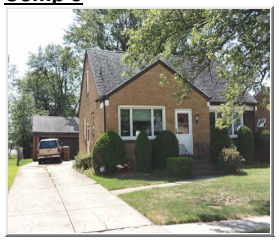
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-21	102.31-1-23	102.38-1-16	102.31-1-17	102.23-4-21	102.31-4-18
Owner	Hinshaw, Thomas K	Pembleton, Deana	Wideman, Sharita L	Kacala, Heather D	Gordils, LynJeanette E	Hoctor, Amanda C
Address	132 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	147 Central Blvd	101 Kilbourne Rd	148 Southern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	55 x 103	60 x 120	51 x 120	60 x 120
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	01 Wood	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1952 / 0	1942 / 0	1950 / 0	1941 / 1990
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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	2	3	2
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	904	604	776	846	816	752
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1190	890	1172	1132	1208	1064
Att/Det Gar Sqft	240	240	440	320	280	280
Prior Land	$10,900					
Prior Total	$82,200					
Comp Land Estimate	$12,600	$13,000	$12,700	$14,400	$13,100	$14,400
Sale Date		12/27/2019	11/20/2019	6/29/2018	3/24/2020	2/7/2019
Sale Price		$106,000	$110,060	$100,000	$131,000	$122,500
Time Adj Sale Price		$107,400	$111,900	$109,300	$131,900	$128,300
TADJSP/SQFT		$120.67	$95.48	$96.55	$109.19	$120.58
Total Adj Factors	$55,900	$44,000	$54,900	$54,300	$58,300	$50,700
Adjusted Sale Price		$119,300	$112,900	$110,900	$129,500	$133,500
Comparable Estimate	$121,200 ($101.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-15	102.31-1-23	102.31-4-33	102.38-1-16	102.39-1-1	102.31-1-32
Owner	Gallagher, James P	Pembleton, Deana	Sundquist, Anthony J	Wideman, Sharita L	Osika, Gregory	Wabick, Jordan S
Address	131 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	64 Mcnaughton Ave	72 Mcnaughton Ave	10 Lindbergh Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 138	50 x 120	48 x 120	55 x 103	51 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1941 / 0	1952 / 0	1954 / 0	1938 / 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 105	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	2	2	4	3	2
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	682	604	604	776	852	572
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	957	890	890	1172	1047	858
Att/Det Gar Sqft	320	240	320	440	352	744
Prior Land	$11,700					
Prior Total	$80,200					
Comp Land Estimate	$13,500	$13,000	$12,600	$12,700	$13,100	$13,000
Sale Date		12/27/2019	12/6/2018	11/20/2019	3/6/2019	11/21/2018
Sale Price		$106,000	$100,000	$110,060	$128,972	$105,000
Time Adj Sale Price		$107,400	$105,700	$111,900	$134,600	$111,600
TADJSP/SQFT		$120.67	$118.76	$95.48	$128.56	$130.07
Total Adj Factors	$48,200	$44,000	$47,000	$54,900	$54,700	$48,800
Adjusted Sale Price		$111,600	$106,900	$105,200	$128,100	$111,000
Comparable Estimate	$112,600 ($117.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-22	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.23-8-14
Owner	Owens, Kate E	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Jackson, Sarah R
Address	128 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	176 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	48 x 120	50 x 120	55 x 103	45 x 120
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	01 Wood	06 Stucco
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	2	2	4	2
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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	604	604	604	572	776	626
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	890	890	890	858	1172	939
Att/Det Gar Sqft	576	240	320	744	440	440
Prior Land	$10,900					
Prior Total	$76,900					
Comp Land Estimate	$12,600	$13,000	$12,600	$13,000	$12,700	$12,000
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	5/29/2018
Sale Price		$106,000	$100,000	$105,000	$110,060	$88,000
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$96,700
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$102.98
Total Adj Factors	$47,100	$44,000	$47,000	$48,800	$54,900	$41,100
Adjusted Sale Price		$110,500	$105,800	$109,900	$104,100	$102,700
Comparable Estimate	$106,600 ($119.78/SFLA)					

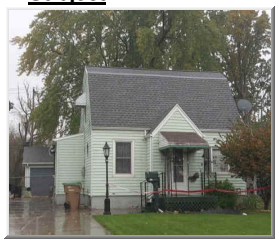
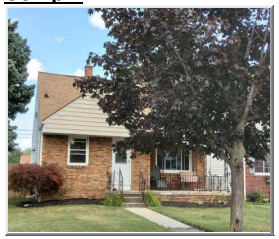
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-14	102.31-1-23	102.38-1-16	102.39-1-1	102.31-4-18	102.38-3-22
Owner	Renaud, Ashley	Pembleton, Deana	Wideman, Sharita L	Osika, Gregory	Hoctor, Amanda C	Threat, Gary
Address	127 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton Ave	148 Southern Pkwy	32 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 137	50 x 120	55 x 103	51 x 120	60 x 120	52 x 107
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	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1941 / 0	1952 / 0	1954 / 0	1941 / 1990	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	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	2	4	3	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	797	604	776	852	752	809
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 253	0 0	0 0	0 0	0 0	0 0
SFLA	1050	890	1172	1047	1064	1161
Att/Det Gar Sqft	352	240	440	352	280	308
Prior Land	$11,700					
Prior Total	$74,300					
Comp Land Estimate	$13,500	$13,000	$12,700	$13,100	$14,400	$12,600
Sale Date		12/27/2019	11/20/2019	3/6/2019	2/7/2019	2/4/2020
Sale Price		$106,000	$110,060	$128,972	$122,500	$122,000
Time Adj Sale Price		$107,400	$111,900	$134,600	$128,300	$123,000
TADJSP/SQFT		$120.67	$95.48	$128.56	$120.58	$105.94
Total Adj Factors	$51,500	$44,000	$54,900	$54,700	$50,700	$54,300
Adjusted Sale Price		$114,900	$108,500	$131,400	$129,100	$120,200
Comparable Estimate	$120,800 ($115.05/SFLA)					

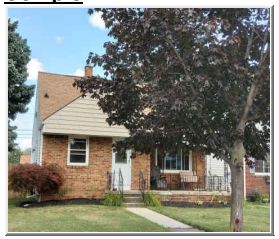
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-23	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.23-8-14
Owner	Hamann, Hollie A	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Jackson, Sarah R
Address	122 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	176 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	48 x 120	50 x 120	55 x 103	45 x 120
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	01 Wood	06 Stucco
Year Built/Eff Yr Built	1940 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	4	2
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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	619	604	604	572	776	626
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 310	0 0	0 0	0 0	0 0	0 0
SFLA	905	890	890	858	1172	939
Att/Det Gar Sqft	253	240	320	744	440	440
Prior Land	$10,900					
Prior Total	$70,800					
Comp Land Estimate	$12,600	$13,000	$12,600	$13,000	$12,700	$12,000
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	5/29/2018
Sale Price		$106,000	$100,000	$105,000	$110,060	$88,000
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$96,700
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$102.98
Total Adj Factors	$45,300	$44,000	$47,000	$48,800	$54,900	$41,100
Adjusted Sale Price		$108,700	$104,000	$108,100	$102,300	$100,900
Comparable Estimate	$104,800 ($115.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-13	102.38-1-16	102.31-1-16	102.10-1-90	102.31-1-23	102.10-1-87
Owner	Wrotecki, Eugene J	Wideman, Sharita L	Rhodes, Jerome J	Wrona, Trevor J	Pembleton, Deana	Yaeger, Laurie A
Address	121 Southern Pkwy	64 Mcnaughton Ave	139 Central Blvd	183 Mcnaughton Ave	46 Lindbergh Ct	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 136	55 x 103	50 x 120	50 x 117	50 x 120	51 x 161
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	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1942 / 0	1952 / 0	1943 / 0	1957 / 0	1941 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	4	3	2	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 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	1010	776	1116	909	604	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 528
SFLA	1469	1172	1413	1363	890	1400
Att/Det Gar Sqft	286	440	352	774	240	484
Prior Land	$11,600					
Prior Total	$97,600					
Comp Land Estimate	$13,400	$12,700	$13,000	$12,800	$13,000	$15,000
Sale Date		11/20/2019	6/20/2018	5/5/2020	12/27/2019	2/21/2020
Sale Price		$110,060	$120,000	$162,500	$106,000	$140,000
Time Adj Sale Price		$111,900	$131,200	$163,000	$107,400	$141,200
TADJSP/SQFT		$95.48	$92.85	$119.59	$120.67	$100.86
Total Adj Factors	$65,600	$54,900	$64,600	$77,500	$44,000	$70,500
Adjusted Sale Price		$122,600	$132,200	$151,100	$129,000	$136,300
Comparable Estimate	$134,200 ($91.35/SFLA)					

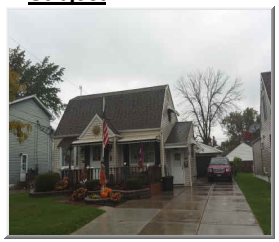
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-24	102.22-5-1	102.23-4-2	102.31-1-16	102.10-1-6	102.31-1-23
Owner	Granieri, Timothy C	Fietz, Giovanny	Sarkar, Muhammad FK	Rhodes, Jerome J	Punch, Denise A	Pembleton, Deana
Address	116 Southern Pkwy	215 George Urban Blvd	106 Grand Blvd	139 Central Blvd	194 McNaughton Ave	46 Lindbergh Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	80 x 120	40 x 120	50 x 120	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1951 / 0	1947 / 0	1943 / 0	1957 / 0	1941 / 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 Yes	2 Hot air Yes	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	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	2
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1534	1104	1268	1116	1244	604
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	1847	1884	1632	1413	1660	890
Att/Det Gar Sqft		600	280	352	420	240
Prior Land	$10,900					
Prior Total	$123,500					
Comp Land Estimate	$12,600	$16,400	$11,000	$13,000	$13,000	$13,000
Sale Date		10/23/2020	10/16/2020	6/20/2018	9/30/2019	12/27/2019
Sale Price		$245,000	$150,000	$120,000	$155,000	$106,000
Time Adj Sale Price		$245,000	$150,000	$131,200	$158,600	$107,400
TADJSP/SQFT		$130.04	$91.91	$92.85	$95.54	$120.67
Total Adj Factors	$79,300	$103,000	$70,100	$64,600	$73,300	$44,000
Adjusted Sale Price		$221,300	$159,200	$145,900	$164,600	$142,700
Comparable Estimate	$166,700 ($90.25/SFLA)					

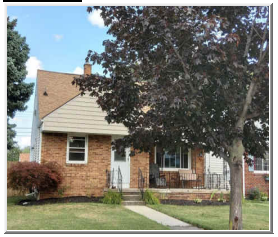
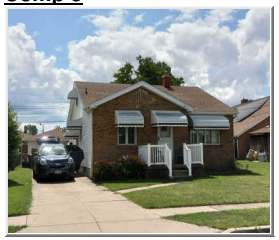
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-12	102.38-1-16	102.31-1-23	102.38-3-22	102.39-1-1	102.31-1-17
Owner	Petrillo, Kelly Ann	Wideman, Sharita L	Pembleton, Deana	Threat, Gary	Osika, Gregory	Kacala, Heather D
Address	115 Southern Pkwy	64 Mcnaughton Ave	46 Lindbergh Ct	32 Lyman Ave	72 Mcnaughton Ave	147 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 136	55 x 103	50 x 120	52 x 107	51 x 120	60 x 120
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1952 / 0	1941 / 0	1958 / 0	1954 / 0	1942 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	2	4	3	2
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	700	776	604	809	852	846
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	1195	1172	890	1161	1047	1132
Att/Det Gar Sqft	400	440	240	308	352	320
Prior Land	$11,600					
Prior Total	$82,700					
Comp Land Estimate	$13,400	$12,700	$13,000	$12,600	$13,100	$14,400
Sale Date		11/20/2019	12/27/2019	2/4/2020	3/6/2019	6/29/2018
Sale Price		$110,060	$106,000	$122,000	$128,972	$100,000
Time Adj Sale Price		$111,900	$107,400	$123,000	$134,600	$109,300
TADJSP/SQFT		$95.48	$120.67	$105.94	$128.56	$96.55
Total Adj Factors	$56,300	$54,900	$44,000	$54,300	$54,700	$54,300
Adjusted Sale Price		$113,300	$119,700	$125,000	$136,200	$111,300
Comparable Estimate	$121,100 ($101.34/SFLA)					

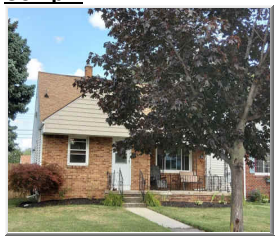
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-11	102.38-1-16	102.31-1-23	102.39-1-1	102.38-3-22	102.31-4-33
Owner	Klepfer, Carol A	Wideman, Sharita L	Pembleton, Deana	Osika, Gregory	Threat, Gary	Sundquist, Anthony J
Address	111 Southern Pkwy	64 Mcnaughton Ave	46 Lindbergh Ct	72 Mcnaughton Ave	32 Lyman Ave	74 Southern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 135	55 x 103	50 x 120	51 x 120	52 x 107	48 x 120
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1952 / 0	1941 / 0	1954 / 0	1958 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	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	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	2	3	4	2
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	857	776	604	852	809	604
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	1172	890	1047	1161	890
Att/Det Gar Sqft	286	440	240	352	308	320
Prior Land	$11,600					
Prior Total	$75,000					
Comp Land Estimate	$13,400	$12,700	$13,000	$13,100	$12,600	$12,600
Sale Date		11/20/2019	12/27/2019	3/6/2019	2/4/2020	12/6/2018
Sale Price		$110,060	$106,000	$128,972	$122,000	$100,000
Time Adj Sale Price		$111,900	$107,400	$134,600	$123,000	$105,700
TADJSP/SQFT		$95.48	$120.67	$128.56	$105.94	$118.76
Total Adj Factors	$56,300	$54,900	$44,000	$54,700	$54,300	$47,000
Adjusted Sale Price		$113,300	$119,700	$136,200	$125,000	$115,000
Comparable Estimate	$121,800 ($106.56/SFLA)					

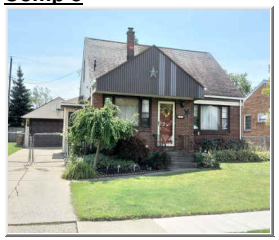
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-25	102.31-1-16	102.31-1-23	102.38-1-16	102.10-1-90	102.23-2-1
Owner	Mrugalski , Alfred S	Rhodes, Jerome J	Pembleton, Deana	Wideman, Sharita L	Wrona, Trevor J	Solly, Jacob P
Address	112 Southern Pkwy	139 Central Blvd	46 Lindbergh Ct	64 Mcnaughton Ave	183 Mcnaughton Ave	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	50 x 120	55 x 103	50 x 117	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	02 Brick
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1941 / 0	1952 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	2	4	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1084	1116	604	776	909	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 527	0 0	0 0	0 0	0 0	0 200
SFLA	1381	1413	890	1172	1363	1353
Att/Det Gar Sqft	544	352	240	440	774	280
Prior Land	$10,900					
Prior Total	$92,100					
Comp Land Estimate	$12,600	$13,000	$13,000	$12,700	$12,800	$11,000
Sale Date		6/20/2018	12/27/2019	11/20/2019	5/5/2020	12/30/2019
Sale Price		$120,000	$106,000	$110,060	$162,500	$115,000
Time Adj Sale Price		$131,200	$107,400	$111,900	$163,000	$116,500
TADJSP/SQFT		$92.85	$120.67	$95.48	$119.59	$86.10
Total Adj Factors	$65,300	$64,600	$44,000	$54,900	$77,500	$62,000
Adjusted Sale Price		$131,900	$128,700	$122,300	$150,800	$119,800
Comparable Estimate	$130,700 ($94.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-26	91.79-3-16	102.22-5-1	102.38-2-24	102.23-4-2	102.31-1-16
Owner	Gerace, Daniel J	Aja, Nicholas M	Fietz, Giovanny	Ahmed, Muhaimin	Sarkar, Muhammad FK	Rhodes, Jerome J
Address	108 Southern Pkwy	123 Kilbourne Rd	215 George Urban Blvd	40 Kemp Ave	106 Grand Blvd	139 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	40 x 120	80 x 120	50 x 105	40 x 120	50 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1952 / 0	1951 / 0	1961 / 0	1947 / 0	1943 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.7	1.0	1.5	1.5
Bedrooms	3	5	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	946	624	1104	1552	1268	1116
2nd Sty Area	922	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 376	0 0	0 0
SFLA	1868	1248	1884	1552	1632	1413
Att/Det Gar Sqft	440	308	600	352	280	352
Prior Land	$10,900					
Prior Total	$131,100					
Comp Land Estimate	$12,600	$11,000	$16,400	$12,200	$11,000	$13,000
Sale Date		9/10/2020	10/23/2020	2/28/2020	10/16/2020	6/20/2018
Sale Price		$160,330	$245,000	$140,000	$150,000	$120,000
Time Adj Sale Price		$160,300	$245,000	$141,200	$150,000	$131,200
TADJSP/SQFT		$128.45	$130.04	$90.98	$91.91	$92.85
Total Adj Factors	$84,600	$60,300	$103,000	$84,300	$70,100	$64,600
Adjusted Sale Price		$184,600	$226,600	$141,500	$164,500	$151,200
Comparable Estimate	$173,700 ($92.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-10	102.31-1-23	102.38-1-16	102.39-1-1	102.31-4-33	102.38-2-2
Owner	Anderson, Renee M	Pembleton, Deana	Wideman, Sharita L	Osika, Gregory	Sundquist, Anthony J	Tricoli, Joseph J
Address	107 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton Ave	74 Southern Pkwy	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 134	50 x 120	55 x 103	51 x 120	48 x 120	50 x 107
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1952 / 0	1954 / 0	1941 / 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 105	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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	3	2	2
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	620	604	776	852	604	1032
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	1060	890	1172	1047	890	1032
Att/Det Gar Sqft	264	240	440	352	320	352
Prior Land	$11,600					
Prior Total	$71,900					
Comp Land Estimate	$13,300	$13,000	$12,700	$13,100	$12,600	$12,300
Sale Date		12/27/2019	11/20/2019	3/6/2019	12/6/2018	5/3/2019
Sale Price		$106,000	$110,060	$128,972	$100,000	$108,000
Time Adj Sale Price		$107,400	$111,900	$134,600	$105,700	$112,000
TADJSP/SQFT		$120.67	$95.48	$128.56	$118.76	$108.53
Total Adj Factors	$49,200	$44,000	$54,900	$54,700	$47,000	$53,100
Adjusted Sale Price		$112,600	$106,200	$129,100	$107,900	$108,100
Comparable Estimate	$112,800 ($106.42/SFLA)					

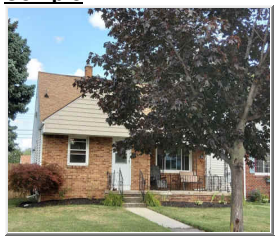
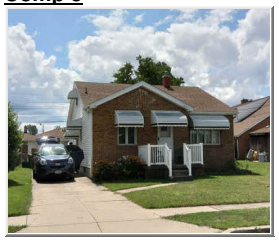
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-27	102.31-1-23	102.38-1-16	102.31-4-33	102.39-1-1	102.31-1-32
Owner	Petrillo, Eleanore	Pembleton, Deana	Wideman, Sharita L	Sundquist, Anthony J	Osika, Gregory	Wabick, Jordan S
Address	104 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	74 Southern Pkwy	72 Mcnaughton Ave	10 Lindbergh Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	55 x 103	48 x 120	51 x 120	50 x 120
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1952 / 0	1941 / 0	1954 / 0	1938 / 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 105	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	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	2	3	2
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	784	604	776	604	852	572
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 429	0 0	0 0	0 0	0 0	0 0
SFLA	1070	890	1172	890	1047	858
Att/Det Gar Sqft	240	240	440	320	352	744
Prior Land	$10,900					
Prior Total	$74,600					
Comp Land Estimate	$12,600	$13,000	$12,700	$12,600	$13,100	$13,000
Sale Date		12/27/2019	11/20/2019	12/6/2018	3/6/2019	11/21/2018
Sale Price		$106,000	$110,060	$100,000	$128,972	$105,000
Time Adj Sale Price		$107,400	$111,900	$105,700	$134,600	$111,600
TADJSP/SQFT		$120.67	$95.48	$118.76	$128.56	$130.07
Total Adj Factors	$46,700	$44,000	$54,900	$47,000	$54,700	$48,800
Adjusted Sale Price		$110,100	$103,700	$105,400	$126,600	$109,500
Comparable Estimate	$111,100 ($103.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-28	102.38-1-16	102.31-1-23	102.31-1-16	102.23-2-1	102.10-1-90
Owner	Andrew Bialek Family T	Wideman, Sharita L	Pembleton, Deana	Rhodes, Jerome J	Solly, Jacob P	Wrona, Trevor J
Address	98 Southern Pkwy	64 Mcnaughton Ave	46 Lindbergh Ct	139 Central Blvd	110 Northern Pkwy	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	55 x 103	50 x 120	50 x 120	40 x 120	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1940 / 0	1952 / 0	1941 / 0	1943 / 0	1947 / 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 110
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	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	2	4	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	880	776	604	1116	902	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	1360	1172	890	1413	1353	1363
Att/Det Gar Sqft	308	440	240	352	280	774
Prior Land	$10,900					
Prior Total	$90,000					
Comp Land Estimate	$12,600	$12,700	$13,000	$13,000	$11,000	$12,800
Sale Date		11/20/2019	12/27/2019	6/20/2018	12/30/2019	5/5/2020
Sale Price		$110,060	$106,000	$120,000	$115,000	$162,500
Time Adj Sale Price		$111,900	$107,400	$131,200	$116,500	$163,000
TADJSP/SQFT		$95.48	$120.67	$92.85	$86.10	$119.59
Total Adj Factors	$60,600	$54,900	$44,000	$64,600	$62,000	$77,500
Adjusted Sale Price		$117,600	$124,000	$127,200	$115,100	$146,100
Comparable Estimate	$126,000 ($92.65/SFLA)					

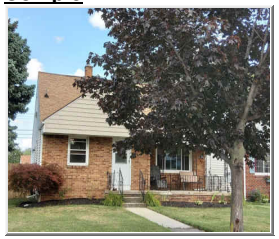
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

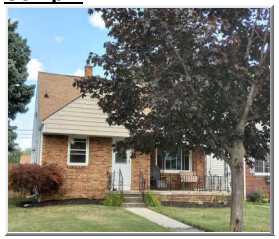
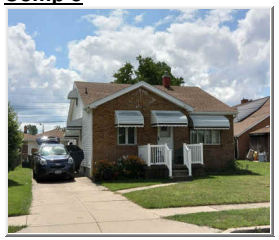
Roll Year: 2021

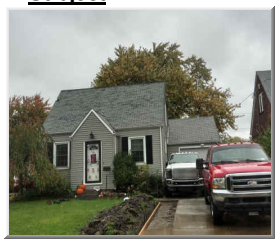
Option : 107_ENPM_OPTIONS

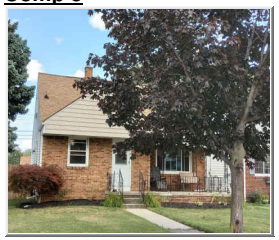
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-9	102.31-1-23	102.38-1-16	102.39-1-1	102.31-4-33	102.38-2-2
Owner	Sterlace, Gary D	Pembleton, Deana	Wideman, Sharita L	Osika, Gregory	Sundquist, Anthony J	Tricoli, Joseph J
Address	103 Southern Pkwy	46 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton Ave	74 Southern Pkwy	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 134	50 x 120	55 x 103	51 x 120	48 x 120	50 x 107
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1941 / 0	1952 / 0	1954 / 0	1941 / 0	1949 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	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	1 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	3	2	2
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	552	604	776	852	604	1032
2nd Sty Area	440	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1048	890	1172	1047	890	1032
Att/Det Gar Sqft	336	240	440	352	320	352
Prior Land	$11,600					
Prior Total	$79,500					
Comp Land Estimate	$13,300	$13,000	$12,700	$13,100	$12,600	$12,300
Sale Date		12/27/2019	11/20/2019	3/6/2019	12/6/2018	5/3/2019
Sale Price		$106,000	$110,060	$128,972	$100,000	$108,000
Time Adj Sale Price		$107,400	$111,900	$134,600	$105,700	$112,000
TADJSP/SQFT		$120.67	$95.48	$128.56	$118.76	$108.53
Total Adj Factors	$57,900	$44,000	$54,900	$54,700	$47,000	$53,100
Adjusted Sale Price		$121,300	$114,900	$137,800	$116,600	$116,800
Comparable Estimate	$121,500 ($115.94/SFLA)					

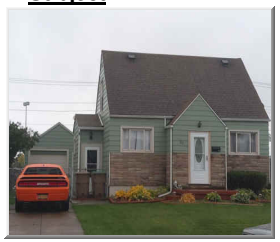
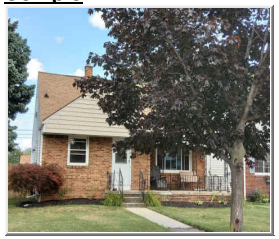
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-8	102.38-1-16	102.31-1-16	102.10-1-90	102.31-1-23	102.38-3-19
Owner	Brudz, Edwina L	Wideman, Sharita L	Rhodes, Jerome J	Wrona, Trevor J	Pembleton, Deana	Giles, James E
Address	97 Southern Pkwy	64 Mcnaughton Ave	139 Central Blvd	183 Mcnaughton Ave	46 Lindbergh Ct	44 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 133	55 x 103	50 x 120	50 x 117	50 x 120	52 x 107
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	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1952 / 0	1943 / 0	1957 / 0	1941 / 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 110	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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1174	776	1116	909	604	839
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	1471	1172	1413	1363	890	1371
Att/Det Gar Sqft	484	440	352	774	240	420
Prior Land	$11,500					
Prior Total	$101,100					
Comp Land Estimate	$13,300	$12,700	$13,000	$12,800	$13,000	$12,600
Sale Date		11/20/2019	6/20/2018	5/5/2020	12/27/2019	5/20/2019
Sale Price		$110,060	$120,000	$162,500	$106,000	$142,944
Time Adj Sale Price		$111,900	$131,200	$163,000	$107,400	$148,200
TADJSP/SQFT		$95.48	$92.85	$119.59	$120.67	$108.10
Total Adj Factors	$67,700	$54,900	$64,600	$77,500	$44,000	$65,500
Adjusted Sale Price		$124,700	$134,300	$153,200	$131,100	$150,400
Comparable Estimate	$138,700 ($94.29/SFLA)					

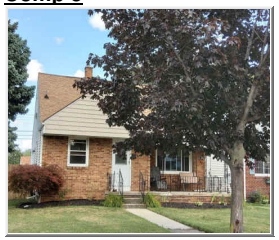
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-29	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.39-1-1
Owner	Hacker, Kim L	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Osika, Gregory
Address	92 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	48 x 120	50 x 120	55 x 103	51 x 120
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	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	657	604	604	572	776	852
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	968	890	890	858	1172	1047
Att/Det Gar Sqft	240	240	320	744	440	352
Prior Land	$10,900					
Prior Total	$74,700					
Comp Land Estimate	$12,600	$13,000	$12,600	$13,000	$12,700	$13,100
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	3/6/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$134,600
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$128.56
Total Adj Factors	$47,500	$44,000	$47,000	$48,800	$54,900	$54,700
Adjusted Sale Price		$110,900	$106,200	$110,300	$104,500	$127,400
Comparable Estimate	$111,900 ($115.6/SFLA)					

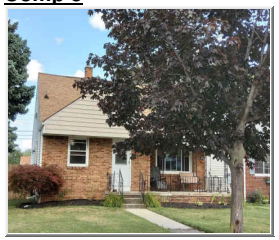
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-7	102.31-1-23	102.31-4-33	102.38-1-16	102.39-1-1	102.38-2-2
Owner	Eight Lives Holdings LL	Pembleton, Deana	Sundquist, Anthony J	Wideman, Sharita L	Osika, Gregory	Tricoli, Joseph J
Address	91 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	64 Mcnaughton Ave	72 Mcnaughton Ave	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 133	50 x 120	48 x 120	55 x 103	51 x 120	50 x 107
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1941 / 0	1952 / 0	1954 / 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 105	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	2	4	3	2
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	632	604	604	776	852	1032
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	1020	890	890	1172	1047	1032
Att/Det Gar Sqft	240	240	320	440	352	352
Prior Land	$11,500					
Prior Total	$69,800					
Comp Land Estimate	$13,300	$13,000	$12,600	$12,700	$13,100	$12,300
Sale Date		12/27/2019	12/6/2018	11/20/2019	3/6/2019	5/3/2019
Sale Price		$106,000	$100,000	$110,060	$128,972	$108,000
Time Adj Sale Price		$107,400	$105,700	$111,900	$134,600	$112,000
TADJSP/SQFT		$120.67	$118.76	$95.48	$128.56	$108.53
Total Adj Factors	$47,300	$44,000	$47,000	$54,900	$54,700	$53,100
Adjusted Sale Price		$110,700	$106,000	$104,300	$127,200	$106,200
Comparable Estimate	$110,900 ($108.73/SFLA)					

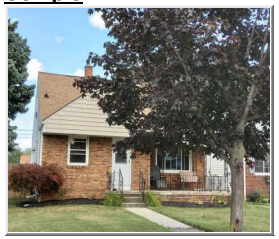
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-30	102.38-1-16	102.31-1-23	102.31-4-33	102.38-3-22	102.31-1-17
Owner	Haas, Arik	Wideman, Sharita L	Pembleton, Deana	Sundquist, Anthony J	Threat, Gary	Kacala, Heather D
Address	88 Southern Pkwy	64 Mcnaughton Ave	46 Lindbergh Ct	74 Southern Pkwy	32 Lyman Ave	147 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	55 x 103	50 x 120	48 x 120	52 x 107	60 x 120
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1952 / 0	1941 / 0	1941 / 0	1958 / 0	1942 / 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	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	2	2	4	2
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	828	776	604	604	809	846
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	1226	1172	890	890	1161	1132
Att/Det Gar Sqft	312	440	240	320	308	320
Prior Land	$10,900					
Prior Total	$81,900					
Comp Land Estimate	$12,600	$12,700	$13,000	$12,600	$12,600	$14,400
Sale Date		11/20/2019	12/27/2019	12/6/2018	2/4/2020	6/29/2018
Sale Price		$110,060	$106,000	$100,000	$122,000	$100,000
Time Adj Sale Price		$111,900	$107,400	$105,700	$123,000	$109,300
TADJSP/SQFT		$95.48	$120.67	$118.76	$105.94	$96.55
Total Adj Factors	$56,100	$54,900	$44,000	$47,000	$54,300	$54,300
Adjusted Sale Price		$113,100	$119,500	$114,800	$124,800	$111,100
Comparable Estimate	$116,700 ($95.19/SFLA)					

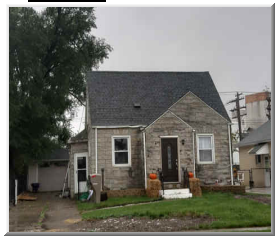
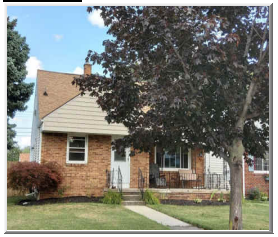
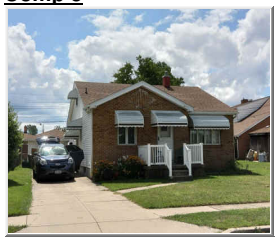
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-31	102.31-1-23	102.31-4-33	102.38-1-16	102.31-1-32	102.39-1-1
Owner	Pierce, Julie A	Pembleton, Deana	Sundquist, Anthony J	Wideman, Sharita L	Wabick, Jordan S	Osika, Gregory
Address	82 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	64 Mcnaughton Ave	10 Lindbergh Ct	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	48 x 120	55 x 103	50 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1952 / 0	1938 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	2	4	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	796	604	604	776	572	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 429	0 0	0 0	0 0	0 0	0 0
SFLA	1082	890	890	1172	858	1047
Att/Det Gar Sqft	240	240	320	440	744	352
Prior Land	$10,900					
Prior Total	$72,500					
Comp Land Estimate	$12,600	$13,000	$12,600	$12,700	$13,000	$13,100
Sale Date		12/27/2019	12/6/2018	11/20/2019	11/21/2018	3/6/2019
Sale Price		$106,000	$100,000	$110,060	$105,000	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,900	$111,600	$134,600
TADJSP/SQFT		$120.67	$118.76	$95.48	$130.07	$128.56
Total Adj Factors	$51,000	$44,000	$47,000	$54,900	$48,800	$54,700
Adjusted Sale Price		$114,400	$109,700	$108,000	$113,800	$130,900
Comparable Estimate	$115,400 ($106.65/SFLA)					

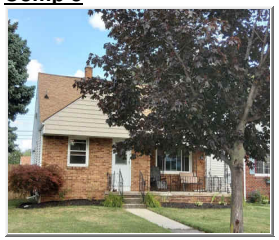
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-6	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.39-1-1
Owner	Wasielewski, Todd	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Osika, Gregory
Address	87 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 132	50 x 120	48 x 120	50 x 120	55 x 103	51 x 120
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	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1954 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	2	2	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	596	604	604	572	776	852
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	882	890	890	858	1172	1047
Att/Det Gar Sqft	308	240	320	744	440	352
Prior Land	$11,500					
Prior Total	$70,000					
Comp Land Estimate	$13,200	$13,000	$12,600	$13,000	$12,700	$13,100
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	3/6/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$134,600
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$128.56
Total Adj Factors	$37,400	$44,000	$47,000	$48,800	$54,900	$54,700
Adjusted Sale Price		$100,800	$96,100	$100,200	$94,400	$117,300
Comparable Estimate	$101,800 ($115.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-5	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.39-1-1
Owner	Machnica, Joseph J	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Osika, Gregory
Address	81 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 131	50 x 120	48 x 120	50 x 120	55 x 103	51 x 120
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	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	604	604	604	572	776	852
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	890	890	890	858	1172	1047
Att/Det Gar Sqft	286	240	320	744	440	352
Prior Land	$11,400					
Prior Total	$68,300					
Comp Land Estimate	$13,200	$13,000	$12,600	$13,000	$12,700	$13,100
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	3/6/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$134,600
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$128.56
Total Adj Factors	$45,300	$44,000	$47,000	$48,800	$54,900	$54,700
Adjusted Sale Price		$108,700	$104,000	$108,100	$102,300	$125,200
Comparable Estimate	$109,700 ($123.26/SFLA)					

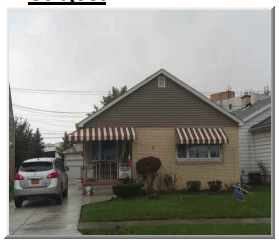
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-32	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.39-1-1
Owner	Edholm, Daniel J	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Osika, Gregory
Address	78 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	48 x 120	50 x 120	55 x 103	51 x 120
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	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	630	604	604	572	776	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 275	0 0	0 0	0 0	0 0	0 0
SFLA	945	890	890	858	1172	1047
Att/Det Gar Sqft	280	240	320	744	440	352
Prior Land	$10,900					
Prior Total	$66,900					
Comp Land Estimate	$12,600	$13,000	$12,600	$13,000	$12,700	$13,100
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	3/6/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$134,600
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$128.56
Total Adj Factors	$47,700	$44,000	$47,000	$48,800	$54,900	$54,700
Adjusted Sale Price		$111,100	$106,400	$110,500	$104,700	$127,600
Comparable Estimate	$112,100 ($118.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-4	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.39-1-1
Owner	Abdallah, Shareef	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Osika, Gregory
Address	77 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 130	50 x 120	48 x 120	50 x 120	55 x 103	51 x 120
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	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	596	604	604	572	776	852
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	882	890	890	858	1172	1047
Att/Det Gar Sqft	216	240	320	744	440	352
Prior Land	$11,400					
Prior Total	$68,100					
Comp Land Estimate	$13,100	$13,000	$12,600	$13,000	$12,700	$13,100
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	3/6/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$134,600
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$128.56
Total Adj Factors	$43,600	$44,000	$47,000	$48,800	$54,900	$54,700
Adjusted Sale Price		$107,000	$102,300	$106,400	$100,600	$123,500
Comparable Estimate	$108,000 ($122.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-3	102.31-1-23	102.31-4-33	102.38-1-16	102.39-1-1	102.38-2-2
Owner	Voss, Nathaniel	Pembleton, Deana	Sundquist, Anthony J	Wideman, Sharita L	Osika, Gregory	Tricoli, Joseph J
Address	73 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	64 Mcnaughton Ave	72 Mcnaughton Ave	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 130	50 x 120	48 x 120	55 x 103	51 x 120	50 x 107
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1941 / 0	1941 / 0	1952 / 0	1954 / 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 105	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	4	3	2
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	656	604	604	776	852	1032
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 278	0 0	0 0	0 0	0 0	0 0
SFLA	968	890	890	1172	1047	1032
Att/Det Gar Sqft	280	240	320	440	352	352
Prior Land	$11,400					
Prior Total	$76,400					
Comp Land Estimate	$13,100	$13,000	$12,600	$12,700	$13,100	$12,300
Sale Date		12/27/2019	12/6/2018	11/20/2019	3/6/2019	5/3/2019
Sale Price		$106,000	$100,000	$110,060	$128,972	$108,000
Time Adj Sale Price		$107,400	$105,700	$111,900	$134,600	$112,000
TADJSP/SQFT		$120.67	$118.76	$95.48	$128.56	$108.53
Total Adj Factors	$48,800	$44,000	$47,000	$54,900	$54,700	$53,100
Adjusted Sale Price		$112,200	$107,500	$105,800	$128,700	$107,700
Comparable Estimate	$112,400 ($116.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-33	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.39-1-1
Owner	Sundquist, Anthony J	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Osika, Gregory
Address	74 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	72 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 120	50 x 120	48 x 120	50 x 120	55 x 103	51 x 120
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	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	604	604	604	572	776	852
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	890	890	890	858	1172	1047
Att/Det Gar Sqft	320	240	320	744	440	352
Prior Land	$10,900					
Prior Total	$70,100					
Comp Land Estimate	$12,600	$13,000	$12,600	$13,000	$12,700	$13,100
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	3/6/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$128,972
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$134,600
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$128.56
Total Adj Factors	$47,000	$44,000	$47,000	$48,800	$54,900	$54,700
Adjusted Sale Price		$110,400	$105,700	$109,800	$104,000	$126,900
Comparable Estimate	$111,400 ($125.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-34	102.38-1-16	102.31-1-23	102.31-4-33	102.38-3-22	102.22-4-8
Owner	Saeed Alam, Muhamma	Wideman, Sharita L	Pembleton, Deana	Sundquist, Anthony J	Threat, Gary	Krupski, Jessica M
Address	70 Southern Pkwy	64 Mcnaughton Ave	46 Lindbergh Ct	74 Southern Pkwy	32 Lyman Ave	76 Midland 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	55 x 103	50 x 120	48 x 120	52 x 107	40 x 120
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1941 / 0	1952 / 0	1941 / 0	1941 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	4	2	2	4	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	856	776	604	604	809	728
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	1172	890	890	1161	1274
Att/Det Gar Sqft	280	440	240	320	308	280
Prior Land	$9,100					
Prior Total	$67,000					
Comp Land Estimate	$11,000	$12,700	$13,000	$12,600	$12,600	$11,000
Sale Date		11/20/2019	12/27/2019	12/6/2018	2/4/2020	6/27/2019
Sale Price		$110,060	$106,000	$100,000	$122,000	$126,003
Time Adj Sale Price		$111,900	$107,400	$105,700	$123,000	$130,200
TADJSP/SQFT		$95.48	$120.67	$118.76	$105.94	$102.20
Total Adj Factors	$53,800	$54,900	$44,000	$47,000	$54,300	$56,400
Adjusted Sale Price		$110,800	$117,200	$112,500	$122,500	$127,600
Comparable Estimate	$118,100 ($97.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-2	102.38-2-18	102.30-3-1	102.47-1-8	102.31-2-14	102.39-3-3
Owner	Slawatycki, Deborah A	Thamer, Andrew J	Robinson, Clifton	Ahmed, Noman	Herrington, Jon-Michae	Peoples, Daisy B
Address	69 Southern Pkwy	62 Kemp Ave	35 Central Blvd	101 Kemp Ave	3 Eastland Pkwy	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 130	52 x 96	40 x 120	54 x 115	67 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1962 / 0	1952 / 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 105	C Average 100	C Average 100	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1148	1152	1224	1131	1090	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 390	0 400	0 0	0 0
SFLA	1148	1152	1224	1131	1090	1128
Att/Det Gar Sqft	308	308	440	624	440	396
Prior Land	$9,500					
Prior Total	$95,400					
Comp Land Estimate	$11,400	$11,900	$11,000	$13,300	$15,100	$12,800
Sale Date		3/13/2020	6/19/2019	12/30/2019	6/6/2019	8/4/2020
Sale Price		$158,900	$123,000	$135,000	$150,000	$155,000
Time Adj Sale Price		$160,000	$127,100	$136,800	$155,000	$155,000
TADJSP/SQFT		$138.89	$103.84	$120.95	$142.20	$137.41
Total Adj Factors	$62,500	$69,900	$67,600	$65,700	$70,500	$65,200
Adjusted Sale Price		$152,600	$122,000	$133,600	$147,000	$152,300
Comparable Estimate	$141,500 ($123.26/SFLA)					

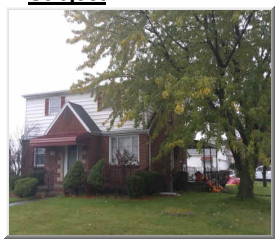
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-4-35	102.31-1-23	102.31-4-33	102.31-1-32	102.38-1-16	102.38-2-2
Owner	Donahue, Mary L	Pembleton, Deana	Sundquist, Anthony J	Wabick, Jordan S	Wideman, Sharita L	Tricoli, Joseph J
Address	66 Southern Pkwy	46 Lindbergh Ct	74 Southern Pkwy	10 Lindbergh Ct	64 Mcnaughton Ave	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	50 x 120	48 x 120	50 x 120	55 x 103	50 x 107
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1941 / 0	1938 / 0	1952 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	4	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	808	604	604	572	776	1032
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	808	890	890	858	1172	1032
Att/Det Gar Sqft	352	240	320	744	440	352
Prior Land	$9,200					
Prior Total	$63,600					
Comp Land Estimate	$11,000	$13,000	$12,600	$13,000	$12,700	$12,300
Sale Date		12/27/2019	12/6/2018	11/21/2018	11/20/2019	5/3/2019
Sale Price		$106,000	$100,000	$105,000	$110,060	$108,000
Time Adj Sale Price		$107,400	$105,700	$111,600	$111,900	$112,000
TADJSP/SQFT		$120.67	$118.76	$130.07	$95.48	$108.53
Total Adj Factors	$42,400	$44,000	$47,000	$48,800	$54,900	$53,100
Adjusted Sale Price		$105,800	$101,100	$105,200	$99,400	$101,300
Comparable Estimate	$102,600 ($126.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-4-4	102.38-2-18	102.30-3-1	102.47-1-8	102.31-2-14	102.38-3-10
Owner	Khatiwada Laxmi	Thamer, Andrew J	Robinson, Clifton	Ahmed, Noman	Herrington, Jon-Michae	Britt, Lisa
Address	55 Southern Pkwy	62 Kemp Ave	35 Central Blvd	101 Kemp Ave	3 Eastland Pkwy	53 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 128	52 x 96	40 x 120	54 x 115	67 x 120	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1962 / 0	1952 / 0	1955 / 0	1956 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	1135	1152	1224	1131	1090	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 390	0 400	0 0	0 0
SFLA	1135	1152	1224	1131	1090	1176
Att/Det Gar Sqft	440	308	440	624	440	210
Prior Land	$9,400					
Prior Total	$104,200					
Comp Land Estimate	$11,400	$11,900	$11,000	$13,300	$15,100	$12,600
Sale Date		3/13/2020	6/19/2019	12/30/2019	6/6/2019	7/12/2019
Sale Price		$158,900	$123,000	$135,000	$150,000	$157,500
Time Adj Sale Price		$160,000	$127,100	$136,800	$155,000	$162,300
TADJSP/SQFT		$138.89	$103.84	$120.95	$142.20	$138.01
Total Adj Factors	$63,300	$69,900	$67,600	$65,700	$70,500	$67,100
Adjusted Sale Price		$153,400	$122,800	$134,400	$147,800	$158,500
Comparable Estimate	$143,400 ($126.34/SFLA)					

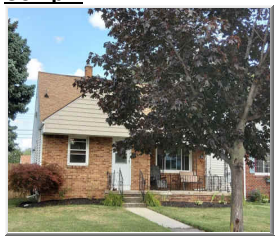
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-12	102.22-5-1	102.38-1-16	102.22-4-18	102.31-1-16	102.38-3-19
Owner	Matias, Cecilio III	Fietz, Giovanny	Wideman, Sharita L	Heigl, Julie	Rhodes, Jerome J	Giles, James E
Address	54 Southern Pkwy	215 George Urban Blvd	64 Mcnaughton Ave	185 Rosewood Ter	139 Central Blvd	44 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	80 x 120	55 x 103	50 x 120	50 x 120	52 x 107
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1951 / 0	1952 / 0	1947 / 0	1943 / 0	1955 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	790	1104	776	994	1116	839
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 456	0 0	0 0
SFLA	1540	1884	1172	1442	1413	1371
Att/Det Gar Sqft	600	600	440	540	352	420
Prior Land	$12,500					
Prior Total	$113,900					
Comp Land Estimate	$14,400	$16,400	$12,700	$13,000	$13,000	$12,600
Sale Date		10/23/2020	11/20/2019	7/30/2019	6/20/2018	5/20/2019
Sale Price		$245,000	$110,060	$161,000	$120,000	$142,944
Time Adj Sale Price		$245,000	$111,900	$165,900	$131,200	$148,200
TADJSP/SQFT		$130.04	$95.48	$115.05	$92.85	$108.10
Total Adj Factors	$76,800	$103,000	$54,900	$70,300	$64,600	$65,500
Adjusted Sale Price		$218,800	$133,800	$172,400	$143,400	$159,500
Comparable Estimate	$165,600 ($107.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-4-3	102.30-2-6	102.38-2-18	102.30-3-1	102.31-2-14	102.47-1-8
Owner	Wasiewicz, Mark D	Thomsen, Janet	Thamer, Andrew J	Robinson, Clifton	Herrington, Jon-Michae	Ahmed, Noman
Address	51 Southern Pkwy	48 Grand Blvd	62 Kemp Ave	35 Central Blvd	3 Eastland Pkwy	101 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 127	40 x 120	52 x 96	40 x 120	67 x 120	54 x 115
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	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1962 / 0	1952 / 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 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	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	880	748	1152	1224	1090	1131
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 390	0 0	0 400
SFLA	880	748	1152	1224	1090	1131
Att/Det Gar Sqft	396	806	308	440	440	624
Prior Land	$9,400					
Prior Total	$91,600					
Comp Land Estimate	$11,300	$11,000	$11,900	$11,000	$15,100	$13,300
Sale Date		10/11/2019	3/13/2020	6/19/2019	6/6/2019	12/30/2019
Sale Price		$112,000	$158,900	$123,000	$150,000	$135,000
Time Adj Sale Price		$114,300	$160,000	$127,100	$155,000	$136,800
TADJSP/SQFT		$152.81	$138.89	$103.84	$142.20	$120.95
Total Adj Factors	$51,300	$50,300	$69,900	$67,600	$70,500	$65,700
Adjusted Sale Price		$115,300	$141,400	$110,800	$135,800	$122,400
Comparable Estimate	$125,100 ($142.16/SFLA)					

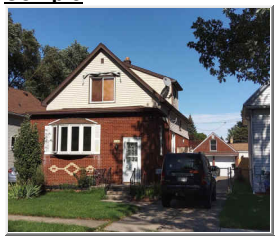
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-13	102.38-1-16	102.38-3-22	102.31-1-23	102.39-1-1	102.31-4-33
Owner	Kerber, Norma J	Wideman, Sharita L	Threat, Gary	Pembleton, Deana	Osika, Gregory	Sundquist, Anthony J
Address	50 Southern Pkwy	64 Mcnaughton Ave	32 Lyman Ave	46 Lindbergh Ct	72 Mcnaughton Ave	74 Southern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	55 x 103	52 x 107	50 x 120	51 x 120	48 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1958 / 0	1941 / 0	1954 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	2	3	2
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	760	776	809	604	852	604
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	1120	1172	1161	890	1047	890
Att/Det Gar Sqft	280	440	308	240	352	320
Prior Land	$12,500					
Prior Total	$82,800					
Comp Land Estimate	$14,400	$12,700	$12,600	$13,000	$13,100	$12,600
Sale Date		11/20/2019	2/4/2020	12/27/2019	3/6/2019	12/6/2018
Sale Price		$110,060	$122,000	$106,000	$128,972	$100,000
Time Adj Sale Price		$111,900	$123,000	$107,400	$134,600	$105,700
TADJSP/SQFT		$95.48	$105.94	$120.67	$128.56	$118.76
Total Adj Factors	$54,400	$54,900	$54,300	$44,000	$54,700	$47,000
Adjusted Sale Price		$111,400	$123,100	$117,800	$134,300	$113,100
Comparable Estimate	$119,900 ($107.05/SFLA)					

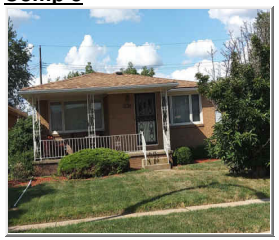
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-14	102.22-5-1	102.23-4-2	102.38-1-16	102.22-4-18	102.38-3-19
Owner	Pilarz, Victoria	Fietz, Giovanny	Sarkar, Muhammad FK	Wideman, Sharita L	Heigl, Julie	Giles, James E
Address	44 Southern Pkwy	215 George Urban Blvd	106 Grand Blvd	64 Mcnaughton Ave	185 Rosewood Ter	44 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	80 x 120	40 x 120	55 x 103	50 x 120	52 x 107
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1951 / 0	1947 / 0	1952 / 0	1947 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	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	1112	1104	1268	776	994	839
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 456	0 0
SFLA	1652	1884	1632	1172	1442	1371
Att/Det Gar Sqft	308	600	280	440	540	420
Prior Land	$9,100					
Prior Total	$109,700					
Comp Land Estimate	$11,000	$16,400	$11,000	$12,700	$13,000	$12,600
Sale Date		10/23/2020	10/16/2020	11/20/2019	7/30/2019	5/20/2019
Sale Price		$245,000	$150,000	$110,060	$161,000	$142,944
Time Adj Sale Price		$245,000	$150,000	$111,900	$165,900	$148,200
TADJSP/SQFT		$130.04	$91.91	$95.48	$115.05	$108.10
Total Adj Factors	$70,700	$103,000	$70,100	$54,900	$70,300	$65,500
Adjusted Sale Price		$212,700	$150,600	$127,700	$166,300	$153,400
Comparable Estimate	$162,100 ($98.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-4-2	91.79-3-16	102.22-5-1	102.38-2-24	102.38-1-16	102.30-3-1
Owner	Widomski, Norman	Aja, Nicholas M	Fietz, Giovanny	Ahmed, Muhaimin	Wideman, Sharita L	Robinson, Clifton
Address	45 Southern Pkwy	123 Kilbourne Rd	215 George Urban Blvd	40 Kemp Ave	64 Mcnaughton Ave	35 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 126	40 x 120	80 x 120	50 x 105	55 x 103	40 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	01 Ranch	04 Cape cod	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1951 / 0	1961 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.0	1.5	1.0
Bedrooms	5	5	4	4	4	3
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	624	1104	1552	776	1224
2nd Sty Area	864	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 376	0 0	0 390
SFLA	2124	1248	1884	1552	1172	1224
Att/Det Gar Sqft	396	308	600	352	440	440
Prior Land	$9,300					
Prior Total	$155,127					
Comp Land Estimate	$11,300	$11,000	$16,400	$12,200	$12,700	$11,000
Sale Date		9/10/2020	10/23/2020	2/28/2020	11/20/2019	6/19/2019
Sale Price		$160,330	$245,000	$140,000	$110,060	$123,000
Time Adj Sale Price		$160,300	$245,000	$141,200	$111,900	$127,100
TADJSP/SQFT		$128.45	$130.04	$90.98	$95.48	$103.84
Total Adj Factors	$113,100	$60,300	$103,000	$84,300	$54,900	$67,600
Adjusted Sale Price		$213,100	$255,100	$170,000	$170,100	$172,600
Comparable Estimate	$196,200 ($92.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-15	102.38-1-16	102.22-4-18	102.22-5-1	102.38-3-19	102.38-3-22
Owner	Gottberg, Susan A	Wideman, Sharita L	Heigl, Julie	Fietz, Giovanny	Giles, James E	Threat, Gary
Address	42 Southern Pkwy	64 Mcnaughton Ave	185 Rosewood Ter	215 George Urban Blvd	44 Lyman Ave	32 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	55 x 103	50 x 120	80 x 120	52 x 107	52 x 107
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	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1947 / 0	1951 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	2 / 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	984	776	994	1104	839	809
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 456	0 0	0 0	0 0
SFLA	1460	1172	1442	1884	1371	1161
Att/Det Gar Sqft	352	440	540	600	420	308
Prior Land	$14,800					
Prior Total	$119,400					
Comp Land Estimate	$16,400	$12,700	$13,000	$16,400	$12,600	$12,600
Sale Date		11/20/2019	7/30/2019	10/23/2020	5/20/2019	2/4/2020
Sale Price		$110,060	$161,000	$245,000	$142,944	$122,000
Time Adj Sale Price		$111,900	$165,900	$245,000	$148,200	$123,000
TADJSP/SQFT		$95.48	$115.05	$130.04	$108.10	$105.94
Total Adj Factors	$77,900	$54,900	$70,300	$103,000	$65,500	$54,300
Adjusted Sale Price		$134,900	$173,500	$219,900	$160,600	$146,600
Comparable Estimate	$167,100 ($114.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-4-1	102.38-2-24	102.38-2-18	102.30-3-1	102.47-2-5	102.38-3-10
Owner	McCree, Maxine D	Ahmed, Muhaimin	Thamer, Andrew J	Robinson, Clifton	Shohag, Abu Bakkar	Britt, Lisa
Address	33 Southern Pkwy	40 Kemp Ave	62 Kemp Ave	35 Central Blvd	94 McParlin Ave	53 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 124	50 x 105	52 x 96	40 x 120	50 x 110	52 x 107
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	1960 / 0	1961 / 0	1962 / 0	1952 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	2 / 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	4	3	3	3	2
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1826	1552	1152	1224	1275	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 376	0 560	0 390	0 623	0 0
SFLA	1826	1552	1152	1224	1275	1176
Att/Det Gar Sqft	624	352	308	440	336	210
Prior Land	$15,100					
Prior Total	$131,750					
Comp Land Estimate	$16,700	$12,200	$11,900	$11,000	$12,500	$12,600
Sale Date		2/28/2020	3/13/2020	6/19/2019	1/21/2020	7/12/2019
Sale Price		$140,000	$158,900	$123,000	$151,300	$157,500
Time Adj Sale Price		$141,200	$160,000	$127,100	$152,800	$162,300
TADJSP/SQFT		$90.98	$138.89	$103.84	$119.84	$138.01
Total Adj Factors	$106,600	$84,300	$69,900	$67,600	$70,700	$67,100
Adjusted Sale Price		$163,500	$196,700	$166,100	$188,700	$201,800
Comparable Estimate	$183,400 ($100.44/SFLA)					

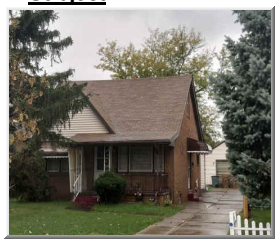
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-2-8	102.47-8-7	102.39-5-15	91.18-2-8	91.79-6-1	91.18-7-39
Owner	Guedesse, Charles	Citylights Partners, LLC	Rahman, Abdur	Moore, Letitia	Ljungberg, Tyler	Johnson, Frederick D
Address	24 Southern Pkwy	18 Paradise Ct	12 The Ave	18 Crestwood Pl	61 Grand Blvd	149 Mildred Dr
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	107	107	107	107	107	107
School Code	143001	143001	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	50 x 104	90 x 110	50 x 120	80 x 127	40 x 140
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	06 Stucco	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1960 / 0	1969 / 0	1942 / 0	1950 / 0	1943 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	6	6	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	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	832	972	1236	853	1410	1056
2nd Sty Area	832	972	1204	825	1042	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 500
SFLA	1664	1944	2440	1678	2452	1626
Att/Det Gar Sqft	400	528	897	475	770	418
Prior Land	$9,100					
Prior Total	$116,000					
Comp Land Estimate	$11,000	$12,100	$16,700	$13,000	$16,900	$11,900
Sale Date		5/14/2019	3/1/2018	3/8/2019	3/28/2018	7/28/2020
Sale Price		$170,500	$170,000	$127,900	$179,500	$142,000
Time Adj Sale Price		$176,800	$189,000	$133,500	$199,500	$142,000
TADJSP/SQFT		$90.95	$77.46	$79.56	$81.36	$87.33
Total Adj Factors	$66,300	$74,100	$114,300	$35,500	$96,400	$64,800
Adjusted Sale Price		$169,000	$141,000	$164,300	$169,400	$143,500
Comparable Estimate	$157,400 ($94.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-5-3	102.30-3-1	102.38-2-18	102.38-3-10	102.30-2-6	102.38-2-24
Owner	Sisters of Charity Hospi	Robinson, Clifton	Thamer, Andrew J	Britt, Lisa	Thomsen, Janet	Ahmed, Muhaimin
Address	23 Southern Pkwy	35 Central Blvd	62 Kemp Ave	53 Kemp Ave	48 Grand Blvd	40 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 123	40 x 120	52 x 96	52 x 107	40 x 120	50 x 105
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	1952 / 0	1962 / 0	1962 / 0	1956 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	2	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	1208	1224	1152	1176	748	1552
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 390	0 560	0 0	0 0	0 376
SFLA	1208	1224	1152	1176	748	1552
Att/Det Gar Sqft	440	440	308	210	806	352
Prior Land	$9,200					
Prior Total	$99,900					
Comp Land Estimate	$11,100	$11,000	$11,900	$12,600	$11,000	$12,200
Sale Date		6/19/2019	3/13/2020	7/12/2019	10/11/2019	2/28/2020
Sale Price		$123,000	$158,900	$157,500	$112,000	$140,000
Time Adj Sale Price		$127,100	$160,000	$162,300	$114,300	$141,200
TADJSP/SQFT		$103.84	$138.89	$138.01	$152.81	$90.98
Total Adj Factors	$65,800	$67,600	$69,900	$67,100	$50,300	$84,300
Adjusted Sale Price		$125,300	$155,900	$161,000	$129,800	$122,700
Comparable Estimate	$138,900 ($114.98/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

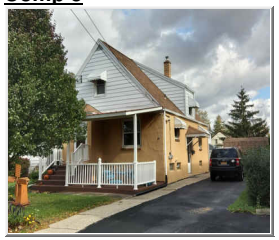
Roll Year: 2021

Option : 107_ENPM_OPTIONS

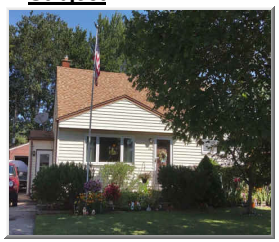
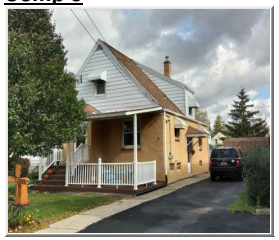


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-2-9	102.22-5-1	102.38-1-16	102.23-4-2	102.22-4-18	102.38-3-19
Owner	Rogers, Jennifer A	Fietz, Giovanny	Wideman, Sharita L	Sarkar, Muhammad FK	Heigl, Julie	Giles, James E
Address	20 Southern Pkwy	215 George Urban Blvd	64 Mcnaughton Ave	106 Grand Blvd	185 Rosewood Ter	44 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	80 x 120	55 x 103	40 x 120	50 x 120	52 x 107
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1951 / 0	1952 / 0	1947 / 0	1947 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1160	1104	776	1268	994	839
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 456	0 0
SFLA	1745	1884	1172	1632	1442	1371
Att/Det Gar Sqft	280	600	440	280	540	420
Prior Land	$9,100					
Prior Total	$126,200					
Comp Land Estimate	$11,000	$16,400	$12,700	$11,000	$13,000	$12,600
Sale Date		10/23/2020	11/20/2019	10/16/2020	7/30/2019	5/20/2019
Sale Price		$245,000	$110,060	$150,000	$161,000	$142,944
Time Adj Sale Price		$245,000	$111,900	$150,000	$165,900	$148,200
TADJSP/SQFT		$130.04	$95.48	$91.91	$115.05	$108.10
Total Adj Factors	$74,800	$103,000	$54,900	$70,100	$70,300	$65,500
Adjusted Sale Price		$216,800	$131,800	$154,700	$170,400	$157,500
Comparable Estimate	$166,200 ($95.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-5-2	102.30-3-1	102.38-2-18	102.38-2-24	102.47-2-5	102.38-3-10
Owner	Chudzik, Roger	Robinson, Clifton	Thamer, Andrew J	Ahmed, Muhaimin	Shohag, Abu Bakkar	Britt, Lisa
Address	17 Southern Pkwy	35 Central Blvd	62 Kemp Ave	40 Kemp Ave	94 McParlin Ave	53 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 123	40 x 120	52 x 96	50 x 105	50 x 110	52 x 107
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	1948 / 0	1952 / 0	1962 / 0	1961 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1270	1224	1152	1552	1275	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 560	0 376	0 623	0 0
SFLA	1270	1224	1152	1552	1275	1176
Att/Det Gar Sqft		440	308	352	336	210
Prior Land	$15,000					
Prior Total	$110,600					
Comp Land Estimate	$16,600	$11,000	$11,900	$12,200	$12,500	$12,600
Sale Date		6/19/2019	3/13/2020	2/28/2020	1/21/2020	7/12/2019
Sale Price		$123,000	$158,900	$140,000	$151,300	$157,500
Time Adj Sale Price		$127,100	$160,000	$141,200	$152,800	$162,300
TADJSP/SQFT		$103.84	$138.89	$90.98	$119.84	$138.01
Total Adj Factors	$69,000	$67,600	$69,900	$84,300	$70,700	$67,100
Adjusted Sale Price		$128,500	$159,100	$125,900	$151,100	$164,200
Comparable Estimate	$145,800 ($114.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-5	91.19-8-7	91.19-10-10	91.15-4-16	91.18-8-19	91.18-3-50
Owner	Lliguicota, Francesco	Wruck, Stephen	Jones, Joann	Tucker, Ashley M	Perez, Eloy Jr	Ciffa-Koszuta, James J
Address	30 Sharon Ct	211 Melcourt Dr	84 Melcourt Dr	27 Thruway Ct	86 Mildred Dr	19 Crestwood 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	107	107	107	107	107	107
School Code	143002	143002	143002	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	65 x 128	52 x 99	54 x 98	50 x 120	50 x 139	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1950 / 0	1956 / 0	1952 / 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 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 / 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	768	768	768	972	630	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 448	0 0	0 0
SFLA	1216	911	1152	1420	1020	1354
Att/Det Gar Sqft	308	264	308	308	242	
Prior Land	$13,500					
Prior Total	$95,000					
Comp Land Estimate	$15,400	$12,000	$12,200	$13,000	$14,000	$13,000
Sale Date		2/4/2019	1/18/2019	8/20/2019	6/9/2020	8/30/2019
Sale Price		$110,000	$124,000	$125,000	$97,000	$106,000
Time Adj Sale Price		$115,200	$130,300	$128,400	$97,200	$108,800
TADJSP/SQFT		$126.45	$113.11	$90.42	$95.29	$80.35
Total Adj Factors	$57,700	$44,400	$53,700	$65,000	$50,200	$55,300
Adjusted Sale Price		$128,500	$134,300	$121,100	$104,700	$111,200
Comparable Estimate	$120,000 ($98.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-4	91.15-3-17	91.18-5-45	91.15-4-2	91.19-10-6	91.18-5-38
Owner	Rymato Inc	Park, Doreen M	Soler, Leah A	Addison, Candace M	Eshenour, Alan S	Feliciano, Juan
Address	24 Sharon Ct	26 Thruway Ct	135 Wheaton Dr	79 Thruway Ct	110 Melcourt Dr	99 Wheaton 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	51 x 122	70 x 107	60 x 95	54 x 98	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1953 / 0	1956 / 0	1956 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1124	1122	1023	1116	884	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 442	0 0
SFLA	1124	1122	1023	1116	884	832
Att/Det Gar Sqft	352	396	440	280	524	440
Prior Land	$12,300					
Prior Total	$106,600					
Comp Land Estimate	$14,100	$13,200	$14,600	$12,800	$12,200	$12,600
Sale Date		8/21/2020	5/12/2020	5/13/2020	5/22/2019	8/12/2020
Sale Price		$145,000	$135,000	$135,000	$114,500	$116,000
Time Adj Sale Price		$145,000	$135,500	$135,500	$118,700	$116,000
TADJSP/SQFT		$129.23	$132.45	$121.42	$134.28	$139.42
Total Adj Factors	$62,300	$63,600	$58,200	$61,900	$54,600	$50,300
Adjusted Sale Price		$143,700	$139,600	$135,900	$126,400	$128,000
Comparable Estimate	$134,700 ($119.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-3	91.19-10-10	91.19-8-7	91.15-4-16	91.18-8-19	91.18-3-50
Owner	Myc, Mark D	Jones, Joann	Wruck, Stephen	Tucker, Ashley M	Perez, Eloy Jr	Ciffa-Koszuta, James J
Address	20 Sharon Ct	84 Melcourt Dr	211 Melcourt Dr	27 Thruway Ct	86 Mildred Dr	19 Crestwood 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	107	107	107	107	107	107
School Code	143002	143002	143002	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 142	54 x 98	52 x 99	50 x 120	50 x 139	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1958 / 0	1950 / 0	1958 / 0	1956 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	4
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	768	768	768	972	630	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 448	0 0	0 0
SFLA	1216	1152	911	1420	1020	1354
Att/Det Gar Sqft	352	308	264	308	242	
Prior Land	$12,400					
Prior Total	$108,000					
Comp Land Estimate	$14,100	$12,200	$12,000	$13,000	$14,000	$13,000
Sale Date		1/18/2019	2/4/2019	8/20/2019	6/9/2020	8/30/2019
Sale Price		$124,000	$110,000	$125,000	$97,000	$106,000
Time Adj Sale Price		$130,300	$115,200	$128,400	$97,200	$108,800
TADJSP/SQFT		$113.11	$126.45	$90.42	$95.29	$80.35
Total Adj Factors	$56,800	$53,700	$44,400	$65,000	$50,200	$55,300
Adjusted Sale Price		$133,400	$127,600	$120,200	$103,800	$110,300
Comparable Estimate	$119,100 ($97.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-3	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Gonsior, Rachel M	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	23 Sharon Ct	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	71 x 115	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	3	3	4	3	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	768	768	768	630	720	768
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	1152	1152	911	1020	1075	1152
Att/Det Gar Sqft	480	308	264	242	309	440
Prior Land	$13,500					
Prior Total	$106,240					
Comp Land Estimate	$15,200	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$58,300	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$134,900	$129,100	$105,300	$121,100	$137,900
Comparable Estimate	$125,700 ($109.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-2	91.18-5-45	91.15-3-17	91.19-10-6	91.18-5-38	91.15-4-2
Owner	Manley, Stephen A	Soler, Leah A	Park, Doreen M	Eshenour, Alan S	Feliciano, Juan	Addison, Candace M
Address	15 Sharon Ct	135 Wheaton Dr	26 Thruway Ct	110 Melcourt Dr	99 Wheaton Dr	79 Thruway Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143001	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 115	70 x 107	51 x 122	54 x 98	52 x 107	60 x 95
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1953 / 0	1957 / 0	1956 / 0	1953 / 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 Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1124	1023	1122	884	832	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 0	0 0
SFLA	1124	1023	1122	884	832	1116
Att/Det Gar Sqft	368	440	396	524	440	280
Prior Land	$11,400					
Prior Total	$111,200					
Comp Land Estimate	$13,000	$14,600	$13,200	$12,200	$12,600	$12,800
Sale Date		5/12/2020	8/21/2020	5/22/2019	8/12/2020	5/13/2020
Sale Price		$135,000	$145,000	$114,500	$116,000	$135,000
Time Adj Sale Price		$135,500	$145,000	$118,700	$116,000	$135,500
TADJSP/SQFT		$132.45	$129.23	$134.28	$139.42	$121.42
Total Adj Factors	$65,400	$58,200	$63,600	$54,600	$50,300	$61,900
Adjusted Sale Price		$142,700	$146,800	$129,500	$131,100	$139,000
Comparable Estimate	$137,800 ($122.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-2	91.19-10-10	91.19-8-7	91.18-8-19	91.15-4-16	91.18-7-28
Owner	Rems, Philip W	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Tucker, Ashley M	Kubiak, Stanley J
Address	14 Sharon Ct	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	27 Thruway Ct	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 142	54 x 98	52 x 99	50 x 139	50 x 120	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1958 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	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	768	768	768	630	972	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 448	0 0
SFLA	1152	1152	911	1020	1420	1075
Att/Det Gar Sqft	352	308	264	242	308	309
Prior Land	$12,400					
Prior Total	$104,200					
Comp Land Estimate	$14,100	$12,200	$12,000	$14,000	$13,000	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	8/20/2019	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$125,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$128,400	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$90.42	$107.63
Total Adj Factors	$54,700	$53,700	$44,400	$50,200	$65,000	$52,900
Adjusted Sale Price		$131,300	$125,500	$101,700	$118,100	$117,500
Comparable Estimate	$118,800 ($103.13/SFLA)					

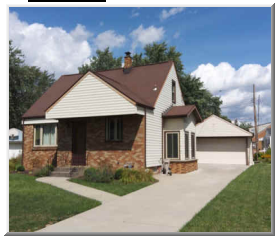
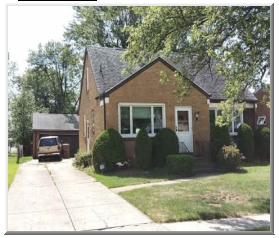
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-1	91.19-10-10	91.19-8-7	91.18-8-19	91.15-4-16	91.18-7-28
Owner	Cottone, Heather K	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Tucker, Ashley M	Kubiak, Stanley J
Address	8 Sharon Ct	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	27 Thruway Ct	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 149	54 x 98	52 x 99	50 x 139	50 x 120	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1950 / 0	1958 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	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	768	768	768	630	972	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 448	0 0
SFLA	1152	1152	911	1020	1420	1075
Att/Det Gar Sqft	396	308	264	242	308	309
Prior Land	$14,900					
Prior Total	$111,884					
Comp Land Estimate	$16,800	$12,200	$12,000	$14,000	$13,000	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	8/20/2019	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$125,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$128,400	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$90.42	$107.63
Total Adj Factors	$57,500	$53,700	$44,400	$50,200	$65,000	$52,900
Adjusted Sale Price		$134,100	$128,300	$104,500	$120,900	$120,300
Comparable Estimate	$121,600 ($105.56/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-1	91.18-5-45	91.15-3-17	91.19-10-6	91.18-5-38	91.15-4-2
Owner	Ramirez Jillian M	Soler, Leah A	Park, Doreen M	Eshenour, Alan S	Feliciano, Juan	Addison, Candace M
Address	7 Sharon Ct	135 Wheaton Dr	26 Thruway Ct	110 Melcourt Dr	99 Wheaton Dr	79 Thruway Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143001	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	71 x 115	70 x 107	51 x 122	54 x 98	52 x 107	60 x 95
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1953 / 0	1957 / 0	1956 / 0	1953 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1124	1023	1122	884	832	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 0	0 0
SFLA	1124	1023	1122	884	832	1116
Att/Det Gar Sqft	528	440	396	524	440	280
Prior Land	$13,500					
Prior Total	$100,100					
Comp Land Estimate	$15,200	$14,600	$13,200	$12,200	$12,600	$12,800
Sale Date		5/12/2020	8/21/2020	5/22/2019	8/12/2020	5/13/2020
Sale Price		$135,000	$145,000	$114,500	$116,000	$135,000
Time Adj Sale Price		$135,500	$145,000	$118,700	$116,000	$135,500
TADJSP/SQFT		$132.45	$129.23	$134.28	$139.42	$121.42
Total Adj Factors	$65,000	$58,200	$63,600	$54,600	$50,300	$61,900
Adjusted Sale Price		$142,300	$146,400	$129,100	$130,700	$138,600
Comparable Estimate	$137,400 ($122.24/SFLA)					

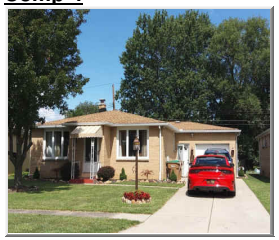
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-76	102.10-1-87	102.10-1-90	102.10-1-46	102.10-1-44	102.10-1-6
Owner	Senker, Michael T	Yaeger, Laurie A	Wrona, Trevor J	Stevenson, Brian D	Mullen, Tiarra	Punch, Denise A
Address	36 Ruth Dr	195 McNaughton Ave	183 Mcnaughton Ave	94 Cathedral Ln	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 124	51 x 161	50 x 117	50 x 130	50 x 130	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1957 / 0	1958 / 0	1959 / 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 110	C Average 100	C Average 105	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	971	800	909	940	882	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 528	0 0	0 0	0 432	0 0
SFLA	1400	1400	1363	1410	1543	1660
Att/Det Gar Sqft	420	484	774	440	418	420
Prior Land	$13,300					
Prior Total	$106,400					
Comp Land Estimate	$15,100	$15,000	$12,800	$13,500	$13,500	$13,000
Sale Date		2/21/2020	5/5/2020	9/28/2020	8/31/2020	9/30/2019
Sale Price		$140,000	$162,500	$168,000	$167,000	$155,000
Time Adj Sale Price		$141,200	$163,000	$168,000	$167,000	$158,600
TADJSP/SQFT		$100.86	$119.59	$119.15	$108.23	$95.54
Total Adj Factors	$69,200	$70,500	$77,500	$64,800	$75,300	$73,300
Adjusted Sale Price		$139,900	$154,700	$172,400	$160,900	$154,500
Comparable Estimate	$156,500 ($111.79/SFLA)					

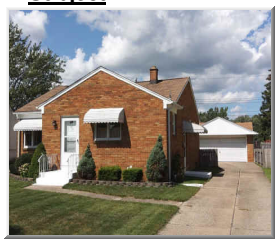
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-2	91.18-4-10	91.18-6-42	91.15-4-16	91.18-10-28	91.18-3-50
Owner	Hahn, John A	Tague, Jessica A	Vazquez, Dominic A	Tucker, Ashley M	Allan, Danielle J	Ciffa-Koszuta, James J
Address	2 Sharon Ct	85 Beryl Dr	171 Toelsin Rd	27 Thruway Ct	17 Verdun Pl	19 Crestwood 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	107	107	107	107	107	107
School Code	143002	143003	143001	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	68 x 138	91 x 174	50 x 140	50 x 120	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	06 Stucco
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1950 / 0	1956 / 0	1951 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 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	1160	1319	1024	972	852	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 432	0 448	0 0	0 0
SFLA	1736	1829	1536	1420	1491	1354
Att/Det Gar Sqft	484	480	484	308	528	
Prior Land	$14,400					
Prior Total	$104,300					
Comp Land Estimate	$16,300	$20,400	$14,000	$13,000	$13,000	$13,000
Sale Date		9/30/2019	11/9/2018	8/20/2019	6/26/2020	8/30/2019
Sale Price		$159,900	$139,900	$125,000	$172,500	$106,000
Time Adj Sale Price		$163,700	$148,700	$128,400	$172,800	$108,800
TADJSP/SQFT		$89.50	$96.81	$90.42	$115.90	$80.35
Total Adj Factors	$72,000	$106,900	$80,100	$65,000	$68,000	$55,300
Adjusted Sale Price		$128,800	$140,600	$135,400	$176,800	$125,500
Comparable Estimate	$141,400 ($81.45/SFLA)					

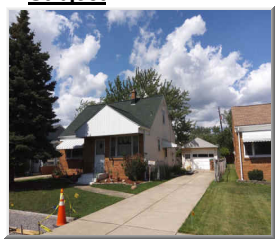
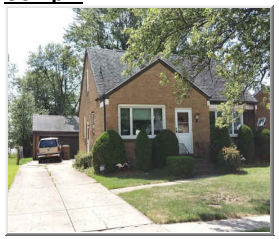
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-70	91.18-9-23	102.10-1-44	91.18-11-16	102.10-1-46	102.10-1-6
Owner	Nguyen, Ngoc Kim	Villa, David A III	Mullen, Tiarra	Truong, Lieu T	Stevenson, Brian D	Punch, Denise A
Address	35 Ruth Dr	30 Oriole Pl	102 Cathedral Ln	29 Woodrow Pl	94 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 117	62 x 148	50 x 130	59 x 102	50 x 130	50 x 120
Building Style	03 Split level	03 Split level	04 Cape cod	03 Split level	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1967 / 0	1959 / 0	1966 / 0	1958 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 300	C Average 110	C Average 105	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	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	2 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.7	1.0	1.5	1.5
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1410	1102	882	1536	940	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	662 0	0 432	444 0	0 0	0 0
SFLA	1710	1764	1543	1980	1410	1660
Att/Det Gar Sqft	240		418		440	420
Prior Land	$14,100					
Prior Total	$126,575					
Comp Land Estimate	$15,700	$16,100	$13,500	$13,100	$13,500	$13,000
Sale Date		2/27/2018	8/31/2020	7/17/2018	9/28/2020	9/30/2019
Sale Price		$167,000	$167,000	$142,000	$168,000	$155,000
Time Adj Sale Price		$186,700	$167,000	$154,400	$168,000	$158,600
TADJSP/SQFT		$105.84	$108.23	$77.98	$119.15	$95.54
Total Adj Factors	$90,100	$112,000	$75,300	$94,500	$64,800	$73,300
Adjusted Sale Price		$164,800	$181,800	$150,000	$193,300	$175,400
Comparable Estimate	$173,100 ($101.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-75	102.39-3-3	102.39-2-10	102.47-1-8	102.38-2-18	102.47-2-5
Owner	Nowak, Stephen A Jr	Peoples, Daisy B	Will, Michael J	Ahmed, Noman	Thamer, Andrew J	Shohag, Abu Bakkar
Address	32 Ruth Dr	163 Mcnaughton Ave	166 McNaughton Ave	101 Kemp Ave	62 Kemp Ave	94 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 123	50 x 117	50 x 120	54 x 115	52 x 96	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1955 / 0	1955 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1182	1128	1116	1131	1152	1275
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 400	0 560	0 623
SFLA	1182	1128	1116	1131	1152	1275
Att/Det Gar Sqft	420	396	440	624	308	336
Prior Land	$13,300					
Prior Total	$106,400					
Comp Land Estimate	$15,100	$12,800	$13,000	$13,300	$11,900	$12,500
Sale Date		8/4/2020	5/31/2019	12/30/2019	3/13/2020	1/21/2020
Sale Price		$155,000	$133,000	$135,000	$158,900	$151,300
Time Adj Sale Price		$155,000	$137,900	$136,800	$160,000	$152,800
TADJSP/SQFT		$137.41	$123.57	$120.95	$138.89	$119.84
Total Adj Factors	$66,800	$65,200	$75,500	$65,700	$69,900	$70,700
Adjusted Sale Price		$156,600	$129,200	$137,900	$156,900	$148,900
Comparable Estimate	$145,900 ($123.43/SFLA)					

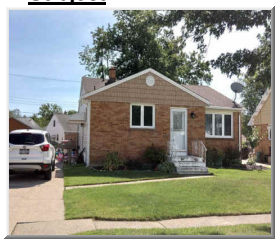
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-71	102.39-3-3	102.39-2-10	102.47-1-8	102.47-7-7	102.31-2-14
Owner	Swanson, Lisa E	Peoples, Daisy B	Will, Michael J	Ahmed, Noman	Edwards, Brandon	Herrington, Jon-Michae
Address	25 Ruth Dr	163 Mcnaughton Ave	166 McNaughton Ave	101 Kemp Ave	9 Paradise Ct	3 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	107 x 89	50 x 117	50 x 120	54 x 115	80 x 108	67 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1955 / 0	1955 / 0	1961 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1128	1116	1131	992	1090
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 500	0 400	0 0	0 0
SFLA	1056	1128	1116	1131	992	1090
Att/Det Gar Sqft	357	396	440	624		440
Prior Land	$15,500					
Prior Total	$76,300					
Comp Land Estimate	$16,300	$12,800	$13,000	$13,300	$15,600	$15,100
Sale Date		8/4/2020	5/31/2019	12/30/2019	11/22/2019	6/6/2019
Sale Price		$155,000	$133,000	$135,000	$115,000	$150,000
Time Adj Sale Price		$155,000	$137,900	$136,800	$116,900	$155,000
TADJSP/SQFT		$137.41	$123.57	$120.95	$117.84	$142.20
Total Adj Factors	$61,600	$65,200	$75,500	$65,700	$53,700	$70,500
Adjusted Sale Price		$151,400	$124,000	$132,700	$124,800	$146,100
Comparable Estimate	$135,800 ($128.6/SFLA)					

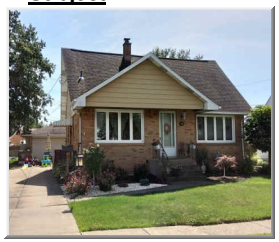
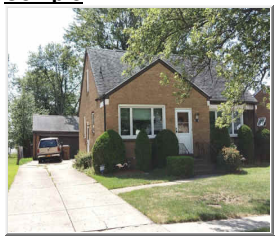
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-74	102.39-3-3	102.39-2-10	102.47-1-8	102.47-2-5	102.38-2-18
Owner	Westcott, Tara L	Peoples, Daisy B	Will, Michael J	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J
Address	28 Ruth Dr	163 Mcnaughton Ave	166 McNaughton Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 117	50 x 117	50 x 120	54 x 115	50 x 110	52 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1955 / 0	1955 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1128	1116	1131	1275	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 567	0 0	0 500	0 400	0 623	0 560
SFLA	1215	1128	1116	1131	1275	1152
Att/Det Gar Sqft	651	396	440	624	336	308
Prior Land	$13,000					
Prior Total	$111,000					
Comp Land Estimate	$14,700	$12,800	$13,000	$13,300	$12,500	$11,900
Sale Date		8/4/2020	5/31/2019	12/30/2019	1/21/2020	3/13/2020
Sale Price		$155,000	$133,000	$135,000	$151,300	$158,900
Time Adj Sale Price		$155,000	$137,900	$136,800	$152,800	$160,000
TADJSP/SQFT		$137.41	$123.57	$120.95	$119.84	$138.89
Total Adj Factors	$75,400	$65,200	$75,500	$65,700	$70,700	$69,900
Adjusted Sale Price		$165,200	$137,800	$146,500	$157,500	$165,500
Comparable Estimate	$154,500 ($127.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-73	102.39-3-3	102.39-2-10	102.47-1-8	102.31-2-14	102.47-7-7
Owner	Lata, Gerald	Peoples, Daisy B	Will, Michael J	Ahmed, Noman	Herrington, Jon-Michae	Edwards, Brandon
Address	24 Ruth Dr	163 Mcnaughton Ave	166 McNaughton Ave	101 Kemp Ave	3 Eastland Pkwy	9 Paradise Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 120	54 x 115	67 x 120	80 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1128	1116	1131	1090	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 400	0 0	0 0
SFLA	1056	1128	1116	1131	1090	992
Att/Det Gar Sqft	400	396	440	624	440	
Prior Land	$11,300					
Prior Total	$92,600					
Comp Land Estimate	$12,800	$12,800	$13,000	$13,300	$15,100	$15,600
Sale Date		8/4/2020	5/31/2019	12/30/2019	6/6/2019	11/22/2019
Sale Price		$155,000	$133,000	$135,000	$150,000	$115,000
Time Adj Sale Price		$155,000	$137,900	$136,800	$155,000	$116,900
TADJSP/SQFT		$137.41	$123.57	$120.95	$142.20	$117.84
Total Adj Factors	$66,300	$65,200	$75,500	$65,700	$70,500	$53,700
Adjusted Sale Price		$156,100	$128,700	$137,400	$150,800	$129,500
Comparable Estimate	$140,500 ($133.05/SFLA)					

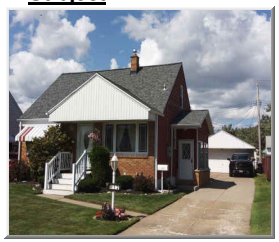
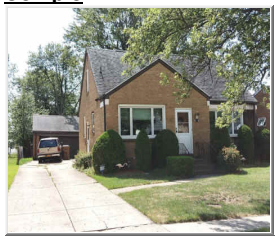
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-72	102.10-1-90	102.10-1-87	102.10-1-46	102.10-1-44	102.10-1-6
Owner	Slivinski, Joanne	Wrona, Trevor J	Yaeger, Laurie A	Stevenson, Brian D	Mullen, Tiarra	Punch, Denise A
Address	20 Ruth Dr	183 Mcnaughton Ave	195 McNaughton Ave	94 Cathedral Ln	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	51 x 161	50 x 130	50 x 130	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1959 / 0	1958 / 0	1959 / 0	1957 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	852	909	800	940	882	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 528	0 0	0 432	0 0
SFLA	1242	1363	1400	1410	1543	1660
Att/Det Gar Sqft	280	774	484	440	418	420
Prior Land	$11,300					
Prior Total	$94,700					
Comp Land Estimate	$12,800	$12,800	$15,000	$13,500	$13,500	$13,000
Sale Date		5/5/2020	2/21/2020	9/28/2020	8/31/2020	9/30/2019
Sale Price		$162,500	$140,000	$168,000	$167,000	$155,000
Time Adj Sale Price		$163,000	$141,200	$168,000	$167,000	$158,600
TADJSP/SQFT		$119.59	$100.86	$119.15	$108.23	$95.54
Total Adj Factors	$60,900	$77,500	$70,500	$64,800	$75,300	$73,300
Adjusted Sale Price		$146,400	$131,600	$164,100	$152,600	$146,200
Comparable Estimate	$148,200 ($119.32/SFLA)					

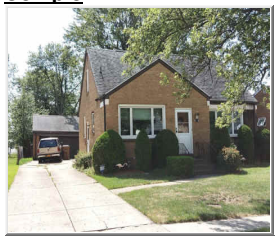
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-3-6	102.39-3-3	102.39-2-10	102.47-1-8	102.31-2-14	102.38-2-18
Owner	Matysiak, Marion L	Peoples, Daisy B	Will, Michael J	Ahmed, Noman	Herrington, Jon-Michae	Thamer, Andrew J
Address	16 Ruth Dr	163 Mcnaughton Ave	166 McNaughton Ave	101 Kemp Ave	3 Eastland Pkwy	62 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 120	54 x 115	67 x 120	52 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1095	1128	1116	1131	1090	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 500	0 400	0 0	0 560
SFLA	1095	1128	1116	1131	1090	1152
Att/Det Gar Sqft	308	396	440	624	440	308
Prior Land	$11,300					
Prior Total	$94,800					
Comp Land Estimate	$12,800	$12,800	$13,000	$13,300	$15,100	$11,900
Sale Date		8/4/2020	5/31/2019	12/30/2019	6/6/2019	3/13/2020
Sale Price		$155,000	$133,000	$135,000	$150,000	$158,900
Time Adj Sale Price		$155,000	$137,900	$136,800	$155,000	$160,000
TADJSP/SQFT		$137.41	$123.57	$120.95	$142.20	$138.89
Total Adj Factors	$63,300	$65,200	$75,500	$65,700	$70,500	$69,900
Adjusted Sale Price		$153,100	$125,700	$134,400	$147,800	$153,400
Comparable Estimate	$142,900 ($130.5/SFLA)					

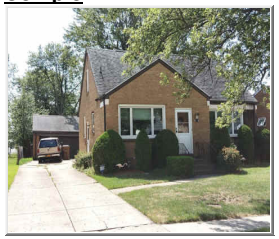
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-5-10	102.39-3-3	102.39-2-10	102.47-1-8	102.31-2-14	102.47-7-7
Owner	Hyla, Martha K	Peoples, Daisy B	Will, Michael J	Ahmed, Noman	Herrington, Jon-Michae	Edwards, Brandon
Address	17 Ruth Dr	163 Mcnaughton Ave	166 McNaughton Ave	101 Kemp Ave	3 Eastland Pkwy	9 Paradise Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 103	50 x 117	50 x 120	54 x 115	67 x 120	80 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1086	1128	1116	1131	1090	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 400	0 0	0 0
SFLA	1086	1128	1116	1131	1090	992
Att/Det Gar Sqft		396	440	624	440	
Prior Land	$11,600					
Prior Total	$90,400					
Comp Land Estimate	$13,300	$12,800	$13,000	$13,300	$15,100	$15,600
Sale Date		8/4/2020	5/31/2019	12/30/2019	6/6/2019	11/22/2019
Sale Price		$155,000	$133,000	$135,000	$150,000	$115,000
Time Adj Sale Price		$155,000	$137,900	$136,800	$155,000	$116,900
TADJSP/SQFT		$137.41	$123.57	$120.95	$142.20	$117.84
Total Adj Factors	$60,600	$65,200	$75,500	$65,700	$70,500	$53,700
Adjusted Sale Price		$150,400	$123,000	$131,700	$145,100	$123,800
Comparable Estimate	$134,800 ($124.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-5-9	102.10-1-90	102.10-1-46	102.10-1-87	102.10-1-44	102.38-1-16
Owner	Tester, Zachary Jason	Wrona, Trevor J	Stevenson, Brian D	Yaeger, Laurie A	Mullen, Tiarra	Wideman, Sharita L
Address	13 Ruth Dr	183 Mcnaughton Ave	94 Cathedral Ln	195 McNaughton Ave	102 Cathedral Ln	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 118	50 x 117	50 x 130	51 x 161	50 x 130	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1958 / 0	1959 / 0	1959 / 0	1952 / 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 105	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	1.7	1.7	1.5
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	971	909	940	800	882	776
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 528	0 432	0 0
SFLA	1163	1363	1410	1400	1543	1172
Att/Det Gar Sqft	440	774	440	484	418	440
Prior Land	$11,900					
Prior Total	$91,700					
Comp Land Estimate	$13,600	$12,800	$13,500	$15,000	$13,500	$12,700
Sale Date		5/5/2020	9/28/2020	2/21/2020	8/31/2020	11/20/2019
Sale Price		$162,500	$168,000	$140,000	$167,000	$110,060
Time Adj Sale Price		$163,000	$168,000	$141,200	$167,000	$111,900
TADJSP/SQFT		$119.59	$119.15	$100.86	$108.23	$95.48
Total Adj Factors	$61,000	$77,500	$64,800	$70,500	$75,300	$54,900
Adjusted Sale Price		$146,500	$164,200	$131,700	$152,700	$118,000
Comparable Estimate	$142,600 ($122.61/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-3-7	102.10-1-90	102.10-1-46	102.10-1-87	102.10-1-44	102.10-1-6
Owner	Daniel, Valerie M	Wrona, Trevor J	Stevenson, Brian D	Yaeger, Laurie A	Mullen, Tiarra	Punch, Denise A
Address	12 Ruth Dr	183 Mcnaughton Ave	94 Cathedral Ln	195 McNaughton Ave	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 130	51 x 161	50 x 130	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1958 / 0	1959 / 0	1959 / 0	1957 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	882	909	940	800	882	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 195	0 0	0 0	0 528	0 432	0 0
SFLA	1323	1363	1410	1400	1543	1660
Att/Det Gar Sqft	240	774	440	484	418	420
Prior Land	$11,300					
Prior Total	$92,800					
Comp Land Estimate	$12,800	$12,800	$13,500	$15,000	$13,500	$13,000
Sale Date		5/5/2020	9/28/2020	2/21/2020	8/31/2020	9/30/2019
Sale Price		$162,500	$168,000	$140,000	$167,000	$155,000
Time Adj Sale Price		$163,000	$168,000	$141,200	$167,000	$158,600
TADJSP/SQFT		$119.59	$119.15	$100.86	$108.23	$95.54
Total Adj Factors	$60,900	$77,500	$64,800	$70,500	$75,300	$73,300
Adjusted Sale Price		$146,400	$164,100	$131,600	$152,600	$146,200
Comparable Estimate	$148,200 ($112.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-5-8	102.10-1-90	102.10-1-46	102.10-1-87	102.10-1-44	102.10-1-6
Owner	Shelton D.Lamont	Wrona, Trevor J	Stevenson, Brian D	Yaeger, Laurie A	Mullen, Tiarra	Punch, Denise A
Address	9 Ruth Dr	183 Mcnaughton Ave	94 Cathedral Ln	195 McNaughton Ave	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 117	50 x 130	51 x 161	50 x 130	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1958 / 0	1959 / 0	1959 / 0	1957 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	4	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	852	909	940	800	882	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 528	0 432	0 0
SFLA	1278	1363	1410	1400	1543	1660
Att/Det Gar Sqft	352	774	440	484	418	420
Prior Land	$12,000					
Prior Total	$90,300					
Comp Land Estimate	$14,000	$12,800	$13,500	$15,000	$13,500	$13,000
Sale Date		5/5/2020	9/28/2020	2/21/2020	8/31/2020	9/30/2019
Sale Price		$162,500	$168,000	$140,000	$167,000	$155,000
Time Adj Sale Price		$163,000	$168,000	$141,200	$167,000	$158,600
TADJSP/SQFT		$119.59	$119.15	$100.86	$108.23	$95.54
Total Adj Factors	$59,100	$77,500	$64,800	$70,500	$75,300	$73,300
Adjusted Sale Price		$144,600	$162,300	$129,800	$150,800	$144,400
Comparable Estimate	$146,400 ($114.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.39-3-8	102.10-1-90	102.10-1-46	102.10-1-87	102.10-1-44	102.10-1-6
Owner	Stempniak, Cynthia	Wrona, Trevor J	Stevenson, Brian D	Yaeger, Laurie A	Mullen, Tiarra	Punch, Denise A
Address	8 Ruth Dr	183 Mcnaughton Ave	94 Cathedral Ln	195 McNaughton Ave	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 130	51 x 161	50 x 130	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1958 / 0	1959 / 0	1959 / 0	1957 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	4	3	3	4	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 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	1016	909	940	800	882	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 528	0 432	0 0
SFLA	1406	1363	1410	1400	1543	1660
Att/Det Gar Sqft	440	774	440	484	418	420
Prior Land	$11,300					
Prior Total	$109,500					
Comp Land Estimate	$12,800	$12,800	$13,500	$15,000	$13,500	$13,000
Sale Date		5/5/2020	9/28/2020	2/21/2020	8/31/2020	9/30/2019
Sale Price		$162,500	$168,000	$140,000	$167,000	$155,000
Time Adj Sale Price		$163,000	$168,000	$141,200	$167,000	$158,600
TADJSP/SQFT		$119.59	$119.15	$100.86	$108.23	$95.54
Total Adj Factors	$72,600	$77,500	$64,800	$70,500	$75,300	$73,300
Adjusted Sale Price		$158,100	$175,800	$143,300	$164,300	$157,900
Comparable Estimate	$159,900 ($113.73/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-3	102.22-2-7	102.23-8-4	102.23-3-21	102.30-3-1	102.06-1-5
Owner	E & R Horizons LLC	Ha, Bao	Scott, Diane Y	Sumpter, Mable T	Robinson, Clifton	Hiller, Rachel L
Address	232 Rosewood Ter	170 George Urban Blvd	317 George Urban Blvd	187 Eastland Pkwy	35 Central Blvd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 90	40 x 121	40 x 120	40 x 120	40 x 120	50 x 121
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	1949 / 0	1951 / 0	1949 / 2000	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	3 Partial 0
1st Sty Area	1135	1176	1224	1096	1224	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 300	0 350	0 390	0 288
SFLA	1135	1176	1224	1096	1224	1054
Att/Det Gar Sqft	280	400	308	520	440	352
Prior Land	$13,900					
Prior Total	$81,700					
Comp Land Estimate	$15,100	$11,000	$11,000	$11,000	$11,000	$13,100
Sale Date		3/21/2019	9/21/2020	8/31/2020	6/19/2019	9/29/2020
Sale Price		$119,000	$150,000	$165,000	$123,000	$162,000
Time Adj Sale Price		$124,200	$150,000	$165,000	$127,100	$162,000
TADJSP/SQFT		$105.61	$122.55	$150.55	$103.84	$153.70
Total Adj Factors	$64,700	$64,000	$66,700	$66,700	$67,600	$60,800
Adjusted Sale Price		$124,900	$148,000	$163,000	$124,200	$165,900
Comparable Estimate	$145,200 ($127.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-4	102.22-2-7	102.23-8-4	102.23-3-21	102.30-3-1	102.06-1-5
Owner	Pochylski, Theresa A	Ha, Bao	Scott, Diane Y	Sumpter, Mable T	Robinson, Clifton	Hiller, Rachel L
Address	226 Rosewood Ter	170 George Urban Blvd	317 George Urban Blvd	187 Eastland Pkwy	35 Central Blvd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 121	40 x 120	40 x 120	40 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1949 / 0	1951 / 0	1949 / 2000	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	3 Partial 0
1st Sty Area	1134	1176	1224	1096	1224	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 300	0 350	0 390	0 288
SFLA	1134	1176	1224	1096	1224	1054
Att/Det Gar Sqft	308	400	308	520	440	352
Prior Land	$9,100					
Prior Total	$91,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$11,000	$13,100
Sale Date		3/21/2019	9/21/2020	8/31/2020	6/19/2019	9/29/2020
Sale Price		$119,000	$150,000	$165,000	$123,000	$162,000
Time Adj Sale Price		$124,200	$150,000	$165,000	$127,100	$162,000
TADJSP/SQFT		$105.61	$122.55	$150.55	$103.84	$153.70
Total Adj Factors	$59,300	$64,000	$66,700	$66,700	$67,600	$60,800
Adjusted Sale Price		$119,500	$142,600	$157,600	$118,800	$160,500
Comparable Estimate	$139,800 ($123.28/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-16	91.79-6-4	102.22-4-18	102.23-2-1	91.79-5-21	102.23-2-2
Owner	Paulk, Ella C	Wilson, Tyrone	Heigl, Julie	Solly, Jacob P	Prestia, Marshall	Mills, Nicole
Address	225 Rosewood Ter	77 Grand Blvd	185 Rosewood Ter	110 Northern Pkwy	159 Westland Pkwy	192 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 120	60 x 108	50 x 120	40 x 120	40 x 120	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1947 / 0	1947 / 0	1951 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	2	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	864	902	994	902	970	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 456	0 200	0 0	0 450
SFLA	1512	1322	1442	1353	1278	1445
Att/Det Gar Sqft	280	420	540	280	352	280 192
Prior Land	$10,300					
Prior Total	$86,500					
Comp Land Estimate	$12,000	$13,700	$13,000	$11,000	$11,000	$14,400
Sale Date		3/25/2020	7/30/2019	12/30/2019	10/4/2019	4/23/2019
Sale Price		$120,000	$161,000	$115,000	$123,000	$145,000
Time Adj Sale Price		$120,800	$165,900	$116,500	$125,500	$150,800
TADJSP/SQFT		$91.38	$115.05	$86.10	$98.20	$104.36
Total Adj Factors	$53,100	$65,200	$70,300	$62,000	$57,600	$71,200
Adjusted Sale Price		$108,700	$148,700	$107,600	$121,000	$132,700
Comparable Estimate	$123,700 ($81.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-15	91.79-6-4	102.23-2-1	102.22-4-18	91.79-5-21	102.22-4-8
Owner	Williams, Beth A	Wilson, Tyrone	Solly, Jacob P	Heigl, Julie	Prestia, Marshall	Krupski, Jessica M
Address	221 Rosewood Ter	77 Grand Blvd	110 Northern Pkwy	185 Rosewood Ter	159 Westland Pkwy	76 Midland 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 120	60 x 108	40 x 120	50 x 120	40 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1947 / 0	1947 / 0	1951 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	2	4	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	802	902	902	994	970	728
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 200	0 456	0 0	0 0
SFLA	1387	1322	1353	1442	1278	1274
Att/Det Gar Sqft	240	420	280	540	352	280
Prior Land	$10,300					
Prior Total	$98,200					
Comp Land Estimate	$12,000	$13,700	$11,000	$13,000	$11,000	$11,000
Sale Date		3/25/2020	12/30/2019	7/30/2019	10/4/2019	6/27/2019
Sale Price		$120,000	$115,000	$161,000	$123,000	$126,003
Time Adj Sale Price		$120,800	$116,500	$165,900	$125,500	$130,200
TADJSP/SQFT		$91.38	$86.10	$115.05	$98.20	$102.20
Total Adj Factors	$63,600	$65,200	$62,000	$70,300	$57,600	$56,400
Adjusted Sale Price		$119,200	$118,100	$159,200	$131,500	$137,400
Comparable Estimate	$133,100 ($95.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-5	102.22-2-7	102.23-8-4	102.23-3-21	102.30-3-1	102.06-1-5
Owner	Kapuscinski, Richard J	Ha, Bao	Scott, Diane Y	Sumpter, Mable T	Robinson, Clifton	Hiller, Rachel L
Address	222 Rosewood Ter	170 George Urban Blvd	317 George Urban Blvd	187 Eastland Pkwy	35 Central Blvd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 121	40 x 120	40 x 120	40 x 120	50 x 121
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	1954 / 0	1949 / 0	1951 / 0	1949 / 2000	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	3 Partial 0
1st Sty Area	1166	1176	1224	1096	1224	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 300	0 350	0 390	0 288
SFLA	1166	1176	1224	1096	1224	1054
Att/Det Gar Sqft	308	400	308	520	440	352
Prior Land	$9,100					
Prior Total	$95,100					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$11,000	$13,100
Sale Date		3/21/2019	9/21/2020	8/31/2020	6/19/2019	9/29/2020
Sale Price		$119,000	$150,000	$165,000	$123,000	$162,000
Time Adj Sale Price		$124,200	$150,000	$165,000	$127,100	$162,000
TADJSP/SQFT		$105.61	$122.55	$150.55	$103.84	$153.70
Total Adj Factors	$63,000	$64,000	$66,700	$66,700	$67,600	$60,800
Adjusted Sale Price		$123,200	$146,300	$161,300	$122,500	$164,200
Comparable Estimate	$143,500 ($123.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-14	102.23-3-21	102.23-8-4	102.22-2-7	102.06-1-5	91.18-8-35
Owner	Bajus, Jozef	Sumpter, Mable T	Scott, Diane Y	Ha, Bao	Hiller, Rachel L	Krawczyk, Heather L
Address	217 Rosewood Ter	187 Eastland Pkwy	317 George Urban Blvd	170 George Urban Blvd	18 Lorraine Ln	93 Andres 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	76 x 120	40 x 120	40 x 120	40 x 121	50 x 121	69 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1985 / 0	1949 / 2000	1951 / 0	1949 / 0	1951 / 0	1968 / 0
Condition	3 Normal	3 Normal	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	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1112	1096	1224	1176	1054	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 300	0 300	0 288	0 480
SFLA	1112	1096	1224	1176	1054	1248
Att/Det Gar Sqft	420	520	308	400	352	528
Prior Land	$14,400					
Prior Total	$97,600					
Comp Land Estimate	$16,000	$11,000	$11,000	$11,000	$13,100	$13,700
Sale Date		8/31/2020	9/21/2020	3/21/2019	9/29/2020	9/23/2020
Sale Price		$165,000	$150,000	$119,000	$162,000	$177,000
Time Adj Sale Price		$165,000	$150,000	$124,200	$162,000	$177,000
TADJSP/SQFT		$150.55	$122.55	$105.61	$153.70	$141.83
Total Adj Factors	$73,200	$66,700	$66,700	$64,000	$60,800	$72,500
Adjusted Sale Price		$171,500	$156,500	$133,400	$174,400	$177,700
Comparable Estimate	$162,700 ($146.31/SFLA)					

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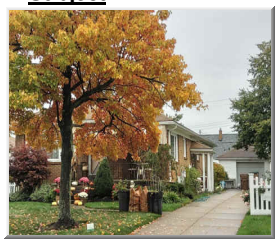

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-13	102.23-8-4	102.22-2-7	102.23-3-21	102.30-3-1	102.23-8-10
Owner	Bukowski, Michelle Lee	Scott, Diane Y	Ha, Bao	Sumpter, Mable T	Robinson, Clifton	Balisteri, Peter S
Address	215 Rosewood Ter	317 George Urban Blvd	170 George Urban Blvd	187 Eastland Pkwy	35 Central Blvd	24 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 120	40 x 120	40 x 121	40 x 120	40 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1951 / 0	1949 / 0	1949 / 2000	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	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	4	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1538	1224	1176	1096	1224	1246
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 300	0 350	0 390	0 400
SFLA	1538	1224	1176	1096	1224	1246
Att/Det Gar Sqft	280	308	400	520	440	440
Prior Land	$12,400					
Prior Total	$121,263					
Comp Land Estimate	$14,300	$11,000	$11,000	$11,000	$11,000	$13,000
Sale Date		9/21/2020	3/21/2019	8/31/2020	6/19/2019	11/13/2018
Sale Price		$150,000	$119,000	$165,000	$123,000	$136,001
Time Adj Sale Price		$150,000	$124,200	$165,000	$127,100	$144,500
TADJSP/SQFT		$122.55	$105.61	$150.55	$103.84	$115.97
Total Adj Factors	$83,000	$66,700	$64,000	$66,700	$67,600	$75,500
Adjusted Sale Price		$166,300	$143,200	$181,300	$142,500	$152,000
Comparable Estimate	$157,100 ($102.15/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-6	102.22-5-1	102.22-4-18	91.79-6-4	102.23-4-2	102.23-2-1
Owner	Wallace Mario	Fietz, Giovanny	Heigl, Julie	Wilson, Tyrone	Sarkar, Muhammad FK	Solly, Jacob P
Address	214 Rosewood Ter	215 George Urban Blvd	185 Rosewood Ter	77 Grand Blvd	106 Grand Blvd	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	84 x 120	80 x 120	50 x 120	60 x 108	40 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1951 / 0	1947 / 0	1948 / 0	1947 / 0	1947 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	4	3	3	2
Full/Half Baths	3 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1276	1104	994	902	1268	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1276	0 0	0 456	0 0	0 0	0 200
SFLA	1764	1884	1442	1322	1632	1353
Att/Det Gar Sqft	440	600	540	420	280	280
Prior Land	$15,300					
Prior Total	$149,000					
Comp Land Estimate	$16,800	$16,400	$13,000	$13,700	$11,000	$11,000
Sale Date		10/23/2020	7/30/2019	3/25/2020	10/16/2020	12/30/2019
Sale Price		$245,000	$161,000	$120,000	$150,000	$115,000
Time Adj Sale Price		$245,000	$165,900	$120,800	$150,000	$116,500
TADJSP/SQFT		$130.04	$115.05	$91.38	$91.91	$86.10
Total Adj Factors	$126,900	$103,000	$70,300	$65,200	$70,100	$62,000
Adjusted Sale Price		$268,900	$222,500	$182,500	$206,800	$181,400
Comparable Estimate	$212,400 ($120.41/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-12	102.22-4-18	91.79-6-4	102.23-2-1	102.22-4-8	91.79-5-21
Owner	Jones, Alec	Heigl, Julie	Wilson, Tyrone	Solly, Jacob P	Krupski, Jessica M	Prestia, Marshall
Address	205 Rosewood Ter	185 Rosewood Ter	77 Grand Blvd	110 Northern Pkwy	76 Midland Dr	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	95 x 120	50 x 120	60 x 108	40 x 120	40 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1947 / 0	1948 / 0	1947 / 0	1949 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	2	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	827	994	902	902	728	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 266	0 456	0 0	0 200	0 0	0 0
SFLA	1405	1442	1322	1353	1274	1278
Att/Det Gar Sqft	308	540	420	280	280	352
Prior Land	$16,500					
Prior Total	$102,300					
Comp Land Estimate	$17,900	$13,000	$13,700	$11,000	$11,000	$11,000
Sale Date		7/30/2019	3/25/2020	12/30/2019	6/27/2019	10/4/2019
Sale Price		$161,000	$120,000	$115,000	$126,003	$123,000
Time Adj Sale Price		$165,900	$120,800	$116,500	$130,200	$125,500
TADJSP/SQFT		$115.05	$91.38	$86.10	$102.20	$98.20
Total Adj Factors	$67,700	$70,300	$65,200	$62,000	$56,400	$57,600
Adjusted Sale Price		$163,300	$123,300	$122,200	$141,500	$135,600
Comparable Estimate	$137,200 ($97.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-7	102.22-2-7	102.23-8-4	102.23-3-21	102.30-3-1	102.06-1-5
Owner	Nguyen, Hai	Ha, Bao	Scott, Diane Y	Sumpter, Mable T	Robinson, Clifton	Hiller, Rachel L
Address	204 Rosewood Ter	170 George Urban Blvd	317 George Urban Blvd	187 Eastland Pkwy	35 Central Blvd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 104	40 x 121	40 x 120	40 x 120	40 x 120	50 x 121
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	1940 / 0	1949 / 0	1951 / 0	1949 / 2000	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1116	1176	1224	1096	1224	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 300	0 350	0 390	0 288
SFLA	1116	1176	1224	1096	1224	1054
Att/Det Gar Sqft	484	400	308	520	440	352
Prior Land	$12,200					
Prior Total	$97,500					
Comp Land Estimate	$13,900	$11,000	$11,000	$11,000	$11,000	$13,100
Sale Date		3/21/2019	9/21/2020	8/31/2020	6/19/2019	9/29/2020
Sale Price		$119,000	$150,000	$165,000	$123,000	$162,000
Time Adj Sale Price		$124,200	$150,000	$165,000	$127,100	$162,000
TADJSP/SQFT		$105.61	$122.55	$150.55	$103.84	$153.70
Total Adj Factors	$69,400	$64,000	$66,700	$66,700	$67,600	$60,800
Adjusted Sale Price		$129,600	$152,700	$167,700	$128,900	$170,600
Comparable Estimate	$149,900 ($134.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-20	102.22-4-20	102.22-4-8	91.79-6-4	102.22-4-18	102.23-2-1
Owner	Bennett, Matthew	Bennett, Matthew	Krupski, Jessica M	Wilson, Tyrone	Heigl, Julie	Solly, Jacob P
Address	197 Rosewood Ter	197 Rosewood Ter	76 Midland Dr	77 Grand Blvd	185 Rosewood Ter	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 120	58 x 120	40 x 120	60 x 108	50 x 120	40 x 120
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	01 Wood	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1949 / 0	1948 / 0	1947 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	2	2	3	3	4	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	983	983	728	902	994	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 456	0 200
SFLA	983	983	1274	1322	1442	1353
Att/Det Gar Sqft	484	484	280	420	540	280
Prior Land	$12,300					
Prior Total	$76,200					
Comp Land Estimate	$14,100	$14,100	$11,000	$13,700	$13,000	$11,000
Sale Date		9/10/2018	6/27/2019	3/25/2020	7/30/2019	12/30/2019
Sale Price		$113,000	$126,003	$120,000	$161,000	$115,000
Time Adj Sale Price		$121,500	$130,200	$120,800	$165,900	$116,500
TADJSP/SQFT		$123.60	$102.20	$91.38	$115.05	$86.10
Total Adj Factors	$51,100	$50,300	$56,400	$65,200	$70,300	$62,000
Adjusted Sale Price		$122,300	$124,900	$106,700	$146,700	$105,600
Comparable Estimate	$121,200 ($123.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-19	102.22-4-20	102.22-4-8	102.22-4-18	91.79-6-4	102.23-2-1
Owner	Bevan, Robert	Bennett, Matthew	Krupski, Jessica M	Heigl, Julie	Wilson, Tyrone	Solly, Jacob P
Address	189 Rosewood Ter	197 Rosewood Ter	76 Midland Dr	185 Rosewood Ter	77 Grand Blvd	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	58 x 120	40 x 120	50 x 120	60 x 108	40 x 120
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	01 Wood	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1949 / 0	1947 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	2	3	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	732	983	728	994	902	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 456	0 0	0 200
SFLA	1082	983	1274	1442	1322	1353
Att/Det Gar Sqft	400	484	280	540	420	280
Prior Land	$11,400					
Prior Total	$85,300					
Comp Land Estimate	$13,000	$14,100	$11,000	$13,000	$13,700	$11,000
Sale Date		9/10/2018	6/27/2019	7/30/2019	3/25/2020	12/30/2019
Sale Price		$113,000	$126,003	$161,000	$120,000	$115,000
Time Adj Sale Price		$121,500	$130,200	$165,900	$120,800	$116,500
TADJSP/SQFT		$123.60	$102.20	$115.05	$91.38	$86.10
Total Adj Factors	$56,600	$50,300	$56,400	$70,300	$65,200	$62,000
Adjusted Sale Price		$127,800	$130,400	$152,200	$112,200	$111,100
Comparable Estimate	$126,700 ($117.1/SFLA)					

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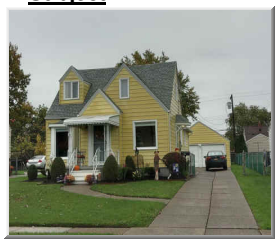
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-18	102.22-4-18	102.23-2-1	102.22-4-8	91.79-6-4	102.23-2-2
Owner	Heigl, Julie	Heigl, Julie	Solly, Jacob P	Krupski, Jessica M	Wilson, Tyrone	Mills, Nicole
Address	185 Rosewood Ter	185 Rosewood Ter	110 Northern Pkwy	76 Midland Dr	77 Grand Blvd	192 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	40 x 120	40 x 120	60 x 108	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1947 / 0	1949 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	4	2	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	994	994	902	728	902	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 456	0 456	0 200	0 0	0 0	0 450
SFLA	1442	1442	1353	1274	1322	1445
Att/Det Gar Sqft	540	540	280	280	420	280 192
Prior Land	$11,400					
Prior Total	$115,000					
Comp Land Estimate	$13,000	$13,000	$11,000	$11,000	$13,700	$14,400
Sale Date		7/30/2019	12/30/2019	6/27/2019	3/25/2020	4/23/2019
Sale Price		$161,000	$115,000	$126,003	$120,000	$145,000
Time Adj Sale Price		$165,900	$116,500	$130,200	$120,800	$150,800
TADJSP/SQFT		$115.05	$86.10	$102.20	$91.38	$104.36
Total Adj Factors	$70,300	$70,300	$62,000	$56,400	$65,200	$71,200
Adjusted Sale Price		$165,900	$124,800	$144,100	$125,900	$149,900
Comparable Estimate	$142,100 ($98.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-17	102.22-4-18	102.23-2-1	102.22-4-8	91.79-6-4	91.79-5-21
Owner	Mastandrea Vincent G	Heigl, Julie	Solly, Jacob P	Krupski, Jessica M	Wilson, Tyrone	Prestia, Marshall
Address	181 Rosewood Ter	185 Rosewood Ter	110 Northern Pkwy	76 Midland Dr	77 Grand Blvd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	40 x 120	40 x 120	60 x 108	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1947 / 0	1947 / 0	1949 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	4	2	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1178	994	902	728	902	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 456	0 200	0 0	0 0	0 0
SFLA	1387	1442	1353	1274	1322	1278
Att/Det Gar Sqft	432	540	280	280	420	352
Prior Land	$11,400					
Prior Total	$108,000					
Comp Land Estimate	$13,000	$13,000	$11,000	$11,000	$13,700	$11,000
Sale Date		7/30/2019	12/30/2019	6/27/2019	3/25/2020	10/4/2019
Sale Price		$161,000	$115,000	$126,003	$120,000	$123,000
Time Adj Sale Price		$165,900	$116,500	$130,200	$120,800	$125,500
TADJSP/SQFT		$115.05	$86.10	$102.20	$91.38	$98.20
Total Adj Factors	$66,500	$70,300	$62,000	$56,400	$65,200	$57,600
Adjusted Sale Price		$162,100	$121,000	$140,300	$122,100	$134,400
Comparable Estimate	$136,000 ($98.05/SFLA)					

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Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-16	102.22-4-8	102.22-4-18	102.23-2-1	91.79-6-4	91.79-5-21
Owner	Brown, Michael C	Krupski, Jessica M	Heigl, Julie	Solly, Jacob P	Wilson, Tyrone	Prestia, Marshall
Address	177 Rosewood Ter	76 Midland Dr	185 Rosewood Ter	110 Northern Pkwy	77 Grand Blvd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	40 x 120	50 x 120	40 x 120	60 x 108	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1947 / 0	1947 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	2	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	710	728	994	902	902	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 456	0 200	0 0	0 0
SFLA	1243	1274	1442	1353	1322	1278
Att/Det Gar Sqft	280	280	540	280	420	352
Prior Land	$11,400					
Prior Total	$87,400					
Comp Land Estimate	$13,000	$11,000	$13,000	$11,000	$13,700	$11,000
Sale Date		6/27/2019	7/30/2019	12/30/2019	3/25/2020	10/4/2019
Sale Price		$126,003	$161,000	$115,000	$120,000	$123,000
Time Adj Sale Price		$130,200	$165,900	$116,500	$120,800	$125,500
TADJSP/SQFT		$102.20	$115.05	$86.10	$91.38	$98.20
Total Adj Factors	$57,500	$56,400	$70,300	$62,000	$65,200	$57,600
Adjusted Sale Price		$131,300	$153,100	$112,000	$113,100	$125,400
Comparable Estimate	$127,000 ($102.17/SFLA)					

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Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-15	102.22-4-18	102.22-4-8	102.23-2-1	91.79-6-4	91.79-5-21
Owner	Fetes, Michael J	Heigl, Julie	Krupski, Jessica M	Solly, Jacob P	Wilson, Tyrone	Prestia, Marshall
Address	173 Rosewood Ter	185 Rosewood Ter	76 Midland Dr	110 Northern Pkwy	77 Grand Blvd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	40 x 120	40 x 120	60 x 108	40 x 120
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	01 Wood	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1947 / 0	1949 / 0	1947 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	2	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0	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	774	994	728	902	902	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 456	0 0	0 200	0 0	0 0
SFLA	1354	1442	1274	1353	1322	1278
Att/Det Gar Sqft	440	540	280	280	420	352
Prior Land	$11,400					
Prior Total	$96,500					
Comp Land Estimate	$13,000	$13,000	$11,000	$11,000	$13,700	$11,000
Sale Date		7/30/2019	6/27/2019	12/30/2019	3/25/2020	10/4/2019
Sale Price		$161,000	$126,003	$115,000	$120,000	$123,000
Time Adj Sale Price		$165,900	$130,200	$116,500	$120,800	$125,500
TADJSP/SQFT		$115.05	$102.20	$86.10	$91.38	$98.20
Total Adj Factors	$65,400	$70,300	$56,400	$62,000	$65,200	$57,600
Adjusted Sale Price		$161,000	$139,200	$119,900	$121,000	$133,300
Comparable Estimate	$134,900 ($99.63/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-14	102.22-4-8	102.22-4-18	102.22-4-20	102.23-2-1	91.79-6-4
Owner	Joyce Ellen Dykstra	Krupski, Jessica M	Heigl, Julie	Bennett, Matthew	Solly, Jacob P	Wilson, Tyrone
Address	169 Rosewood Ter	76 Midland Dr	185 Rosewood Ter	197 Rosewood Ter	110 Northern Pkwy	77 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 120	40 x 120	50 x 120	58 x 120	40 x 120	60 x 108
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1949 / 0	1947 / 0	1948 / 0	1947 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	2	2	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	728	994	983	902	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 263	0 0	0 456	0 0	0 200	0 0
SFLA	1089	1274	1442	983	1353	1322
Att/Det Gar Sqft	352	280	540	484	280	420
Prior Land	$11,600					
Prior Total	$80,200					
Comp Land Estimate	$13,300	$11,000	$13,000	$14,100	$11,000	$13,700
Sale Date		6/27/2019	7/30/2019	9/10/2018	12/30/2019	3/25/2020
Sale Price		$126,003	$161,000	$113,000	$115,000	$120,000
Time Adj Sale Price		$130,200	$165,900	$121,500	$116,500	$120,800
TADJSP/SQFT		$102.20	$115.05	$123.60	$86.10	$91.38
Total Adj Factors	$55,100	$56,400	$70,300	$50,300	$62,000	$65,200
Adjusted Sale Price		$128,900	$150,700	$126,300	$109,600	$110,700
Comparable Estimate	$125,200 ($114.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-5-15	102.23-8-4	102.30-3-1	102.38-2-24	102.22-2-7	102.23-8-10
Owner	Mecca, Mark	Scott, Diane Y	Robinson, Clifton	Ahmed, Muhaimin	Ha, Bao	Balisteri, Peter S
Address	111 Rosewood Ter	317 George Urban Blvd	35 Central Blvd	40 Kemp Ave	170 George Urban Blvd	24 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	40 x 120	40 x 120	50 x 105	40 x 121	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1951 / 0	1952 / 0	1961 / 0	1949 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	2
Full/Half Baths	2 / 1	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1636	1224	1224	1552	1176	1246
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 390	0 376	0 300	0 400
SFLA	1636	1224	1224	1552	1176	1246
Att/Det Gar Sqft	504	308	440	352	400	440
Prior Land	$12,500					
Prior Total	$132,700					
Comp Land Estimate	$14,400	$11,000	$11,000	$12,200	$11,000	$13,000
Sale Date		9/21/2020	6/19/2019	2/28/2020	3/21/2019	11/13/2018
Sale Price		$150,000	$123,000	$140,000	$119,000	$136,001
Time Adj Sale Price		$150,000	$127,100	$141,200	$124,200	$144,500
TADJSP/SQFT		$122.55	$103.84	$90.98	$105.61	$115.97
Total Adj Factors	$88,000	$66,700	$67,600	$84,300	$64,000	$75,500
Adjusted Sale Price		$171,300	$147,500	$144,900	$148,200	$157,000
Comparable Estimate	$153,800 ($94.01/SFLA)					

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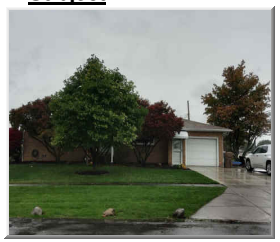
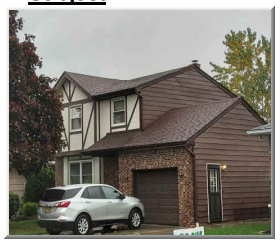
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-6-7	102.30-3-1	102.22-2-7	102.23-8-4	102.23-3-21	102.30-2-6
Owner	Stoner Gregory A	Robinson, Clifton	Ha, Bao	Scott, Diane Y	Sumpter, Mable T	Thomsen, Janet
Address	110 Rosewood Ter	35 Central Blvd	170 George Urban Blvd	317 George Urban Blvd	187 Eastland Pkwy	48 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 120	40 x 120	40 x 121	40 x 120	40 x 120	40 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	1964 / 0	1952 / 0	1949 / 0	1951 / 0	1949 / 2000	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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	1120	1224	1176	1224	1096	748
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 390	0 300	0 300	0 350	0 0
SFLA	1120	1224	1176	1224	1096	748
Att/Det Gar Sqft	330	440	400	308	520	806
Prior Land	$19,400					
Prior Total	$114,300					
Comp Land Estimate	$19,800	$11,000	$11,000	$11,000	$11,000	$11,000
Sale Date		6/19/2019	3/21/2019	9/21/2020	8/31/2020	10/11/2019
Sale Price		$123,000	$119,000	$150,000	$165,000	$112,000
Time Adj Sale Price		$127,100	$124,200	$150,000	$165,000	$114,300
TADJSP/SQFT		$103.84	$105.61	$122.55	$150.55	$152.81
Total Adj Factors	$74,100	$67,600	$64,000	$66,700	$66,700	$50,300
Adjusted Sale Price		$133,600	$134,300	$157,400	$172,400	$138,100
Comparable Estimate	$147,200 ($131.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-5-18	91.79-3-16	102.30-3-1	102.23-8-4	102.22-4-8	102.23-3-21
Owner	Scott, Jimmy L Jr	Aja, Nicholas M	Robinson, Clifton	Scott, Diane Y	Krupski, Jessica M	Sumpter, Mable T
Address	107 Rosewood Ter	123 Kilbourne Rd	35 Central Blvd	317 George Urban Blvd	76 Midland Dr	187 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	40 x 120	40 x 120	40 x 120	40 x 120	40 x 120
Building Style	05 Colonial	05 Colonial	01 Ranch	01 Ranch	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1979 / 0	1952 / 0	1952 / 0	1951 / 0	1949 / 0	1949 / 2000
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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.7	1.0
Bedrooms	3	5	3	3	3	3
Full/Half Baths	1 / 1	2 / 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	610	624	1224	1224	728	1096
2nd Sty Area	650	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 390	0 300	0 0	0 350
SFLA	1260	1248	1224	1224	1274	1096
Att/Det Gar Sqft	308	308	440	308	280	520
Prior Land	$11,400					
Prior Total	$86,300					
Comp Land Estimate	$13,000	$11,000	$11,000	$11,000	$11,000	$11,000
Sale Date		9/10/2020	6/19/2019	9/21/2020	6/27/2019	8/31/2020
Sale Price		$160,330	$123,000	$150,000	$126,003	$165,000
Time Adj Sale Price		$160,300	$127,100	$150,000	$130,200	$165,000
TADJSP/SQFT		$128.45	$103.84	$122.55	$102.20	$150.55
Total Adj Factors	$60,100	$60,300	$67,600	$66,700	$56,400	$66,700
Adjusted Sale Price		$160,100	$119,600	$143,400	$133,900	$158,400
Comparable Estimate	$143,100 ($113.57/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

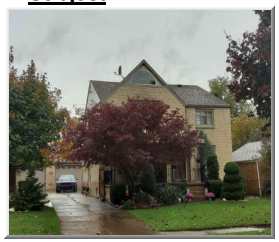
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-5-14	102.22-5-14	102.23-3-21	102.30-2-6	102.30-3-1	102.23-8-4
Owner	Jones, Cleveland	Jones, Cleveland Jr	Sumpter, Mable T	Thomsen, Janet	Robinson, Clifton	Scott, Diane Y
Address	103 Rosewood Ter	103 Rosewood Ter	187 Eastland Pkwy	48 Grand Blvd	35 Central Blvd	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	40 x 120	40 x 120	40 x 120	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1978 / 0	1978 / 0	1949 / 2000	1956 / 0	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	984	984	1096	748	1224	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 0	0 390	0 300
SFLA	984	984	1096	748	1224	1224
Att/Det Gar Sqft			520	806	440	308
Prior Land	$9,100					
Prior Total	$79,600					
Comp Land Estimate	$13,000	$13,000	$11,000	$11,000	$11,000	$11,000
Sale Date		2/15/2018	8/31/2020	10/11/2019	6/19/2019	9/21/2020
Sale Price		$130,853	$165,000	$112,000	$123,000	$150,000
Time Adj Sale Price		$146,300	$165,000	$114,300	$127,100	$150,000
TADJSP/SQFT		$148.68	$150.55	$152.81	$103.84	$122.55
Total Adj Factors	$58,600	$51,700	$66,700	$50,300	$67,600	$66,700
Adjusted Sale Price		$153,200	$156,900	$122,600	$118,100	$141,900
Comparable Estimate	$138,500 ($140.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-7	102.30-3-1	102.23-8-4	102.22-2-7	102.38-2-18	102.30-2-6
Owner	Tiburzi, Dolores	Robinson, Clifton	Scott, Diane Y	Ha, Bao	Thamer, Andrew J	Thomsen, Janet
Address	64 Rosewood Ter	35 Central Blvd	317 George Urban Blvd	170 George Urban Blvd	62 Kemp Ave	48 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 120	40 x 121	52 x 96	40 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	1952 / 0	1951 / 0	1949 / 0	1962 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	1246	1224	1224	1176	1152	748
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 300	0 300	0 560	0 0
SFLA	1246	1224	1224	1176	1152	748
Att/Det Gar Sqft	600	440	308	400	308	806
Prior Land	$9,100					
Prior Total	$101,800					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$11,900	$11,000
Sale Date		6/19/2019	9/21/2020	3/21/2019	3/13/2020	10/11/2019
Sale Price		$123,000	$150,000	$119,000	$158,900	$112,000
Time Adj Sale Price		$127,100	$150,000	$124,200	$160,000	$114,300
TADJSP/SQFT		$103.84	$122.55	$105.61	$138.89	$152.81
Total Adj Factors	$68,300	$67,600	$66,700	$64,000	$69,900	$50,300
Adjusted Sale Price		$127,800	$151,600	$128,500	$158,400	$132,300
Comparable Estimate	$139,700 ($112.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-8	102.22-4-18	102.22-5-1	102.23-2-1	102.22-4-8	102.31-1-16
Owner	Rhoades, Elizabeth	Heigl, Julie	Fietz, Giovanny	Solly, Jacob P	Krupski, Jessica M	Rhodes, Jerome J
Address	60 Rosewood Ter	185 Rosewood Ter	215 George Urban Blvd	110 Northern Pkwy	76 Midland Dr	139 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	50 x 120	80 x 120	40 x 120	40 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1951 / 0	1947 / 0	1949 / 0	1943 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.7	1.7	1.5	1.7	1.5
Bedrooms	3	4	4	2	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	988	994	1104	902	728	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 456	0 0	0 200	0 0	0 0
SFLA	1464	1442	1884	1353	1274	1413
Att/Det Gar Sqft	529	540	600	280	280	352
Prior Land	$14,800					
Prior Total	$105,100					
Comp Land Estimate	$16,400	$13,000	$16,400	$11,000	$11,000	$13,000
Sale Date		7/30/2019	10/23/2020	12/30/2019	6/27/2019	6/20/2018
Sale Price		$161,000	$245,000	$115,000	$126,003	$120,000
Time Adj Sale Price		$165,900	$245,000	$116,500	$130,200	$131,200
TADJSP/SQFT		$115.05	$130.04	$86.10	$102.20	$92.85
Total Adj Factors	$71,600	$70,300	$103,000	$62,000	$56,400	$64,600
Adjusted Sale Price		$167,200	$213,600	$126,100	$145,400	$138,200
Comparable Estimate	$158,100 ($107.99/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

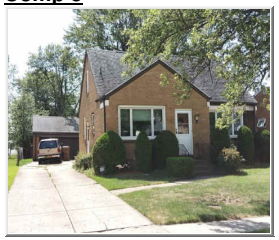
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-9	91.79-3-16	102.22-5-1	102.38-2-24	102.30-3-1	102.23-4-2
Owner	Corigliano, Dominic J	Aja, Nicholas M	Fietz, Giovanny	Ahmed, Muhaimin	Robinson, Clifton	Sarkar, Muhammad FK
Address	50 Rosewood Ter	123 Kilbourne Rd	215 George Urban Blvd	40 Kemp Ave	35 Central Blvd	106 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	40 x 120	80 x 120	50 x 105	40 x 120	40 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1951 / 0	1961 / 0	1952 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.0	1.0	1.5
Bedrooms	6	5	4	4	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1123	624	1104	1552	1224	1268
2nd Sty Area	1099	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 376	0 390	0 0
SFLA	2222	1248	1884	1552	1224	1632
Att/Det Gar Sqft	440	308	600	352	440	280
Prior Land	$14,800					
Prior Total	$156,787					
Comp Land Estimate	$16,400	$11,000	$16,400	$12,200	$11,000	$11,000
Sale Date		9/10/2020	10/23/2020	2/28/2020	6/19/2019	10/16/2020
Sale Price		$160,330	$245,000	$140,000	$123,000	$150,000
Time Adj Sale Price		$160,300	$245,000	$141,200	$127,100	$150,000
TADJSP/SQFT		$128.45	$130.04	$90.98	$103.84	$91.91
Total Adj Factors	$117,900	$60,300	$103,000	$84,300	$67,600	$70,100
Adjusted Sale Price		$217,900	$259,900	$174,800	$177,400	$197,800
Comparable Estimate	$205,600 ($92.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-10	102.22-5-1	102.23-4-2	102.22-4-18	102.38-1-16	102.22-4-8
Owner	Middlebrooks, Andre	Fietz, Giovanny	Sarkar, Muhammad FK	Heigl, Julie	Wideman, Sharita L	Krupski, Jessica M
Address	40 Rosewood Ter	215 George Urban Blvd	106 Grand Blvd	185 Rosewood Ter	64 Mcnaughton Ave	76 Midland 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	80 x 120	40 x 120	50 x 120	55 x 103	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1951 / 0	1951 / 0	1947 / 0	1947 / 0	1952 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 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	1216	1104	1268	994	776	728
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 456	0 0	0 0
SFLA	1972	1884	1632	1442	1172	1274
Att/Det Gar Sqft	616	600	280	540	440	280
Prior Land	$14,800					
Prior Total	$138,942					
Comp Land Estimate	$16,400	$16,400	$11,000	$13,000	$12,700	$11,000
Sale Date		10/23/2020	10/16/2020	7/30/2019	11/20/2019	6/27/2019
Sale Price		$245,000	$150,000	$161,000	$110,060	$126,003
Time Adj Sale Price		$245,000	$150,000	$165,900	$111,900	$130,200
TADJSP/SQFT		$130.04	$91.91	$115.05	$95.48	$102.20
Total Adj Factors	$95,800	$103,000	$70,100	$70,300	$54,900	$56,400
Adjusted Sale Price		$237,800	$175,700	$191,400	$152,800	$169,600
Comparable Estimate	$185,500 ($94.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.30-3-11	102.30-3-1	102.30-2-6	102.38-2-18	102.31-2-14	102.23-8-4
Owner	Schumacher, Julie	Robinson, Clifton	Thomsen, Janet	Thamer, Andrew J	Herrington, Jon-Michae	Scott, Diane Y
Address	36 Rosewood Ter	35 Central Blvd	48 Grand Blvd	62 Kemp Ave	3 Eastland Pkwy	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 120	52 x 96	67 x 120	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1956 / 0	1962 / 0	1956 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	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	1053	1224	748	1152	1090	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 0	0 560	0 0	0 300
SFLA	1053	1224	748	1152	1090	1224
Att/Det Gar Sqft	330	440	806	308	440	308
Prior Land	$9,100					
Prior Total	$77,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,900	$15,100	$11,000
Sale Date		6/19/2019	10/11/2019	3/13/2020	6/6/2019	9/21/2020
Sale Price		$123,000	$112,000	$158,900	$150,000	$150,000
Time Adj Sale Price		$127,100	$114,300	$160,000	$155,000	$150,000
TADJSP/SQFT		$103.84	$152.81	$138.89	$142.20	$122.55
Total Adj Factors	$51,300	$67,600	$50,300	$69,900	$70,500	$66,700
Adjusted Sale Price		$110,800	$115,300	$141,400	$135,800	$134,600
Comparable Estimate	$127,600 ($121.18/SFLA)					

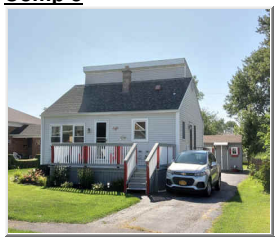
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.31-3-1	102.38-2-24	102.30-3-1	102.38-2-18	102.23-8-4	102.47-2-5
Owner	Spatz, Matthew D	Ahmed, Muhaimin	Robinson, Clifton	Thamer, Andrew J	Scott, Diane Y	Shohag, Abu Bakkar
Address	15 Rosewood Ter	40 Kemp Ave	35 Central Blvd	62 Kemp Ave	317 George Urban Blvd	94 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 129	50 x 105	40 x 120	52 x 96	40 x 120	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1961 / 0	1952 / 0	1962 / 0	1951 / 0	1960 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1672	1552	1224	1152	1224	1275
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 376	0 390	0 560	0 300	0 623
SFLA	1672	1552	1224	1152	1224	1275
Att/Det Gar Sqft	360	352	440	308	308	336
Prior Land	$9,400					
Prior Total	$111,700					
Comp Land Estimate	$11,400	$12,200	$11,000	$11,900	$11,000	$12,500
Sale Date		2/28/2020	6/19/2019	3/13/2020	9/21/2020	1/21/2020
Sale Price		$140,000	$123,000	$158,900	$150,000	$151,300
Time Adj Sale Price		$141,200	$127,100	$160,000	$150,000	$152,800
TADJSP/SQFT		$90.98	$103.84	$138.89	$122.55	$119.84
Total Adj Factors	$73,000	$84,300	$67,600	$69,900	$66,700	$70,700
Adjusted Sale Price		$129,900	$132,500	$163,100	$156,300	$155,100
Comparable Estimate	$147,400 ($88.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-24	91.18-13-16	102.06-2-2	102.06-1-5	102.06-2-56	102.23-8-4
Owner	Knospe, Warren S	Royster, Marjorie A	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Scott, Diane Y
Address	63 Patton Ln	430 George Urban Blvd	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	80 x 94	55 x 120	50 x 121	75 x 118	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1965 / 0	1955 / 0	1951 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1200	1248	910	1054	989	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 0	0 264	0 288	0 0	0 300
SFLA	1200	1248	910	1054	989	1224
Att/Det Gar Sqft	308	308	320	352	660	308
Prior Land	$13,100					
Prior Total	$96,300					
Comp Land Estimate	$14,500	$14,500	$13,700	$13,100	$15,800	$11,000
Sale Date		1/21/2020	7/31/2020	9/29/2020	8/8/2018	9/21/2020
Sale Price		$135,000	$137,000	$162,000	$156,789	$150,000
Time Adj Sale Price		$136,400	$137,000	$162,000	$169,500	$150,000
TADJSP/SQFT		$109.29	$150.55	$153.70	$171.39	$122.55
Total Adj Factors	$69,000	$69,400	$52,800	$60,800	$61,400	$66,700
Adjusted Sale Price		$136,000	$153,200	$170,200	$177,100	$152,300
Comparable Estimate	$157,800 ($131.5/SFLA)					

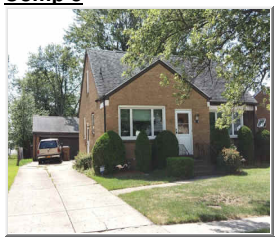
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-22	102.06-2-44	102.06-2-21	102.06-3-67	102.10-1-90	102.10-1-87
Owner	Severn, Carmel R	Folaron, Jocelyn J	Hidare, Zachariah	Stevenson, Christina	Wrona, Trevor J	Yaeger, Laurie A
Address	55 Patton Ln	390 McNaughton Ave	51 Patton Ln	55 St Boniface Rd	183 Mcnaughton Ave	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	50 x 120	57 x 129	50 x 157	50 x 117	51 x 161
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1955 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.7
Bedrooms	4	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	740	802	719	909	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 240	0 0	0 0	0 528
SFLA	1440	1180	1187	1247	1363	1400
Att/Det Gar Sqft	352	416	308	440	774	484
Prior Land	$11,700					
Prior Total	$93,600					
Comp Land Estimate	$13,400	$13,000	$14,500	$14,700	$12,800	$15,000
Sale Date		12/20/2019	9/14/2018	10/24/2019	5/5/2020	2/21/2020
Sale Price		$147,000	$138,000	$125,000	$162,500	$140,000
Time Adj Sale Price		$149,000	$148,300	$127,500	$163,000	$141,200
TADJSP/SQFT		$126.27	$124.94	$102.25	$119.59	$100.86
Total Adj Factors	$63,700	$58,100	$56,100	$60,300	$77,500	$70,500
Adjusted Sale Price		$154,600	$155,900	$130,900	$149,200	$134,400
Comparable Estimate	$145,000 ($100.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-23	102.06-2-44	102.06-2-21	102.06-3-67	102.06-1-3	102.10-1-90
Owner	Minor, Bridget	Folaron, Jocelyn J	Hidare, Zachariah	Stevenson, Christina	Marinof, Ann Marie	Wrona, Trevor J
Address	59 Patton Ln	390 McNaughton Ave	51 Patton Ln	55 St Boniface Rd	26 Lorraine Ln	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 108	50 x 120	57 x 129	50 x 157	60 x 123	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1957 / 0	1955 / 0	1952 / 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 110
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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	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	1132	740	802	719	1068	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 240	0 0	0 500	0 0
SFLA	1324	1180	1187	1247	1212	1363
Att/Det Gar Sqft	330	416	308	440	308	774
Prior Land	$10,800					
Prior Total	$86,300					
Comp Land Estimate	$12,400	$13,000	$14,500	$14,700	$14,600	$12,800
Sale Date		12/20/2019	9/14/2018	10/24/2019	8/26/2019	5/5/2020
Sale Price		$147,000	$138,000	$125,000	$150,000	$162,500
Time Adj Sale Price		$149,000	$148,300	$127,500	$154,000	$163,000
TADJSP/SQFT		$126.27	$124.94	$102.25	$127.06	$119.59
Total Adj Factors	$58,900	$58,100	$56,100	$60,300	$63,400	$77,500
Adjusted Sale Price		$149,800	$151,100	$126,100	$149,500	$144,400
Comparable Estimate	$144,200 ($108.91/SFLA)					

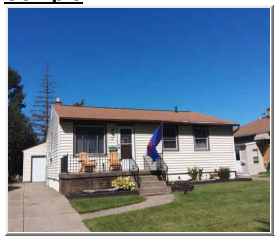
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-21	102.06-2-44	102.06-2-21	102.06-3-67	91.18-13-12	102.06-1-3
Owner	Hidare, Zachariah	Folaron, Jocelyn J	Hidare, Zachariah	Stevenson, Christina	Chappell, Mary J	Marinof, Ann Marie
Address	51 Patton Ln	390 McNaughton Ave	51 Patton Ln	55 St Boniface Rd	8 Mildred Dr	26 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 129	50 x 120	57 x 129	50 x 157	45 x 139	60 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 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 No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	802	740	802	719	672	1068
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 240	0 240	0 0	0 0	0 500
SFLA	1187	1180	1187	1247	1176	1212
Att/Det Gar Sqft	308	416	308	440	308	308
Prior Land	$12,600					
Prior Total	$80,600					
Comp Land Estimate	$14,500	$13,000	$14,500	$14,700	$12,900	$14,600
Sale Date		12/20/2019	9/14/2018	10/24/2019	2/7/2019	8/26/2019
Sale Price		$147,000	$138,000	$125,000	$125,000	$150,000
Time Adj Sale Price		$149,000	$148,300	$127,500	$130,900	$154,000
TADJSP/SQFT		$126.27	$124.94	$102.25	$111.31	$127.06
Total Adj Factors	$56,100	$58,100	$56,100	$60,300	$54,100	$63,400
Adjusted Sale Price		$147,000	$148,300	$123,300	$132,900	$146,700
Comparable Estimate	$139,600 ($117.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-20	102.06-2-44	102.06-2-21	102.06-3-67	102.06-1-3	91.18-13-12
Owner	Petre, Edward C	Folaron, Jocelyn J	Hidare, Zachariah	Stevenson, Christina	Marinof, Ann Marie	Chappell, Mary J
Address	47 Patton Ln	390 McNaughton Ave	51 Patton Ln	55 St Boniface Rd	26 Lorraine Ln	8 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 161	50 x 120	57 x 129	50 x 157	60 x 123	45 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 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 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	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	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	857	740	802	719	1068	672
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 240	0 0	0 500	0 0
SFLA	1277	1180	1187	1247	1212	1176
Att/Det Gar Sqft	462	416	308	440	308	308
Prior Land	$16,000					
Prior Total	$90,100					
Comp Land Estimate	$17,900	$13,000	$14,500	$14,700	$14,600	$12,900
Sale Date		12/20/2019	9/14/2018	10/24/2019	8/26/2019	2/7/2019
Sale Price		$147,000	$138,000	$125,000	$150,000	$125,000
Time Adj Sale Price		$149,000	$148,300	$127,500	$154,000	$130,900
TADJSP/SQFT		$126.27	$124.94	$102.25	$127.06	$111.31
Total Adj Factors	$62,500	$58,100	$56,100	$60,300	$63,400	$54,100
Adjusted Sale Price		$153,400	$154,700	$129,700	$153,100	$139,300
Comparable Estimate	$146,000 ($114.33/SFLA)					

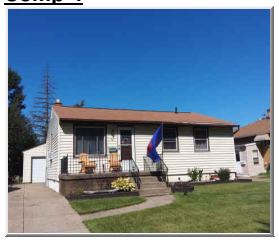
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-19	102.06-2-44	102.06-2-21	102.06-3-67	102.06-3-66	91.18-8-19
Owner	Cius, John M	Folaron, Jocelyn J	Hidare, Zachariah	Stevenson, Christina	Cardinal, Courtney	Perez, Eloy Jr
Address	43 Patton Ln	390 McNaughton Ave	51 Patton Ln	55 St Boniface Rd	51 St Boniface Rd	86 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 164	50 x 120	57 x 129	50 x 157	50 x 157	50 x 139
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	1957 / 0	1957 / 0	1955 / 0	1960 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	4	4
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	742	740	802	719	763	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 374	0 240	0 240	0 0	0 0	0 0
SFLA	1113	1180	1187	1247	950	1020
Att/Det Gar Sqft	312 600	416	308	440	240	242
Prior Land	$16,000					
Prior Total	$86,300					
Comp Land Estimate	$17,900	$13,000	$14,500	$14,700	$14,700	$14,000
Sale Date		12/20/2019	9/14/2018	10/24/2019	11/4/2019	6/9/2020
Sale Price		$147,000	$138,000	$125,000	$125,000	$97,000
Time Adj Sale Price		$149,000	$148,300	$127,500	$127,100	$97,200
TADJSP/SQFT		$126.27	$124.94	$102.25	$133.79	$95.29
Total Adj Factors	$62,900	$58,100	$56,100	$60,300	$47,200	$50,200
Adjusted Sale Price		$153,800	$155,100	$130,100	$142,800	$109,900
Comparable Estimate	$138,300 ($124.26/SFLA)					

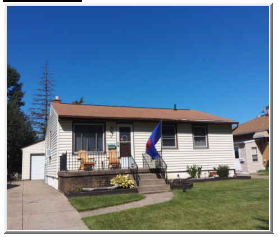
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-18	102.06-2-44	102.06-2-21	102.06-3-67	102.10-1-90	102.10-1-87
Owner	Daniel, Joan B	Folaron, Jocelyn J	Hidare, Zachariah	Stevenson, Christina	Wrona, Trevor J	Yaeger, Laurie A
Address	39 Patton Ln	390 McNaughton Ave	51 Patton Ln	55 St Boniface Rd	183 Mcnaughton Ave	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 132	50 x 120	57 x 129	50 x 157	50 x 117	51 x 161
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 0	1955 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.7
Bedrooms	4	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1005	740	802	719	909	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 240	0 0	0 0	0 528
SFLA	1425	1180	1187	1247	1363	1400
Att/Det Gar Sqft	440	416	308	440	774	484
Prior Land	$12,700					
Prior Total	$92,700					
Comp Land Estimate	$14,500	$13,000	$14,500	$14,700	$12,800	$15,000
Sale Date		12/20/2019	9/14/2018	10/24/2019	5/5/2020	2/21/2020
Sale Price		$147,000	$138,000	$125,000	$162,500	$140,000
Time Adj Sale Price		$149,000	$148,300	$127,500	$163,000	$141,200
TADJSP/SQFT		$126.27	$124.94	$102.25	$119.59	$100.86
Total Adj Factors	$63,100	$58,100	$56,100	$60,300	$77,500	$70,500
Adjusted Sale Price		$154,000	$155,300	$130,300	$148,600	$133,800
Comparable Estimate	$144,400 ($101.33/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-17	102.06-2-2	102.06-2-56	91.18-15-7	91.18-5-38	91.18-5-30
Owner	Walter, Robert O	Heenan, Mary M	Egan, Shawn M	Sajda, Anthony A	Feliciano, Juan	Messere, Antonio
Address	35 Patton Ln	15 Crescent Ct	34 Patton Ln	34 Wheaton Dr	99 Wheaton Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 123	55 x 120	75 x 118	50 x 107	52 x 107	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
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	1957 / 0	1955 / 0	1957 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	910	989	910	832	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 0	0 0
SFLA	880	910	989	910	832	896
Att/Det Gar Sqft	308	320	660	576	440	308
Prior Land	$11,500					
Prior Total	$75,500					
Comp Land Estimate	$13,200	$13,700	$15,800	$12,300	$12,600	$12,900
Sale Date		7/31/2020	8/8/2018	4/30/2019	8/12/2020	4/18/2019
Sale Price		$137,000	$156,789	$120,000	$116,000	$110,000
Time Adj Sale Price		$137,000	$169,500	$124,800	$116,000	$114,400
TADJSP/SQFT		$150.55	$171.39	$137.14	$139.42	$127.68
Total Adj Factors	$51,300	$52,800	$61,400	$53,900	$50,300	$51,600
Adjusted Sale Price		$135,500	$159,400	$122,200	$117,000	$114,100
Comparable Estimate	$129,600 ($147.27/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-56	102.06-2-2	102.06-2-56	102.06-1-5	91.18-15-7	91.18-5-38
Owner	Egan, Shawn M	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Sajda, Anthony A	Feliciano, Juan
Address	34 Patton Ln	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	34 Wheaton Dr	99 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 118	55 x 120	75 x 118	50 x 121	50 x 107	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1951 / 0	1956 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	989	910	989	1054	910	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 288	0 0	0 0
SFLA	989	910	989	1054	910	832
Att/Det Gar Sqft	660	320	660	352	576	440
Prior Land	$14,100					
Prior Total	$93,900					
Comp Land Estimate	$15,800	$13,700	$15,800	$13,100	$12,300	$12,600
Sale Date		7/31/2020	8/8/2018	9/29/2020	4/30/2019	8/12/2020
Sale Price		$137,000	$156,789	$162,000	$120,000	$116,000
Time Adj Sale Price		$137,000	$169,500	$162,000	$124,800	$116,000
TADJSP/SQFT		$150.55	$171.39	$153.70	$137.14	$139.42
Total Adj Factors	$61,400	$52,800	$61,400	$60,800	$53,900	$50,300
Adjusted Sale Price		$145,600	$169,500	$162,600	$132,300	$127,100
Comparable Estimate	$147,400 ($149.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-16	102.06-2-2	91.18-5-38	91.18-15-7	102.06-2-56	91.18-5-30
Owner	Hoffman, Gregory F	Heenan, Mary M	Feliciano, Juan	Sajda, Anthony A	Egan, Shawn M	Messere, Antonio
Address	31 Patton Ln	15 Crescent Ct	99 Wheaton Dr	34 Wheaton Dr	34 Patton Ln	55 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 122	55 x 120	52 x 107	50 x 107	75 x 118	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
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	1955 / 0	1953 / 0	1956 / 0	1957 / 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 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	3	2	3	3	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	838	910	832	910	989	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 0	0 0
SFLA	838	910	832	910	989	896
Att/Det Gar Sqft	280	320	440	576	660	308
Prior Land	$11,500					
Prior Total	$75,100					
Comp Land Estimate	$13,100	$13,700	$12,600	$12,300	$15,800	$12,900
Sale Date		7/31/2020	8/12/2020	4/30/2019	8/8/2018	4/18/2019
Sale Price		$137,000	$116,000	$120,000	$156,789	$110,000
Time Adj Sale Price		$137,000	$116,000	$124,800	$169,500	$114,400
TADJSP/SQFT		$150.55	$139.42	$137.14	$171.39	$127.68
Total Adj Factors	$48,600	$52,800	$50,300	$53,900	$61,400	$51,600
Adjusted Sale Price		$132,800	$114,300	$119,500	$156,700	$111,400
Comparable Estimate	$126,900 ($151.43/SFLA)					

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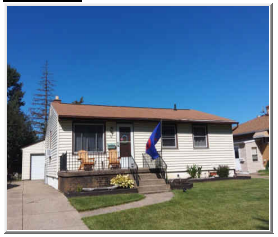
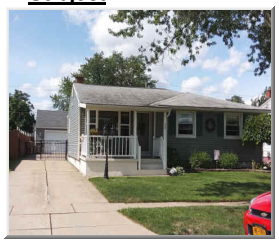
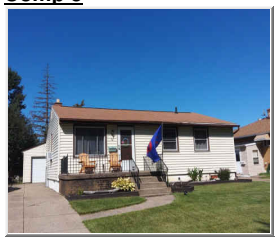
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-15	102.06-2-2	102.06-2-56	91.18-15-7	102.06-1-5	91.18-5-38
Owner	Potozniak, Matthew D	Heenan, Mary M	Egan, Shawn M	Sajda, Anthony A	Hiller, Rachel L	Feliciano, Juan
Address	27 Patton Ln	15 Crescent Ct	34 Patton Ln	34 Wheaton Dr	18 Lorraine Ln	99 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 122	55 x 120	75 x 118	50 x 107	50 x 121	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1956 / 0	1951 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	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	3 Partial 0	4 Full 0
1st Sty Area	1008	910	989	910	1054	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 288	0 0
SFLA	1008	910	989	910	1054	832
Att/Det Gar Sqft	330	320	660	576	352	440
Prior Land	$11,500					
Prior Total	$72,700					
Comp Land Estimate	$13,100	$13,700	$15,800	$12,300	$13,100	$12,600
Sale Date		7/31/2020	8/8/2018	4/30/2019	9/29/2020	8/12/2020
Sale Price		$137,000	$156,789	$120,000	$162,000	$116,000
Time Adj Sale Price		$137,000	$169,500	$124,800	$162,000	$116,000
TADJSP/SQFT		$150.55	$171.39	$137.14	$153.70	$139.42
Total Adj Factors	$55,900	$52,800	$61,400	$53,900	$60,800	$50,300
Adjusted Sale Price		$140,100	$164,000	$126,800	$157,100	$121,600
Comparable Estimate	$141,900 ($140.77/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-55	102.06-2-2	102.06-2-56	102.06-1-5	91.18-13-16	91.18-15-7
Owner	Mahl, Timothy W	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Royster, Marjorie A	Sajda, Anthony A
Address	28 Patton Ln	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	430 George Urban Blvd	34 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	75 x 118	50 x 121	80 x 94	50 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1951 / 0	1965 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1066	910	989	1054	1248	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 270	0 264	0 0	0 288	0 0	0 0
SFLA	1066	910	989	1054	1248	910
Att/Det Gar Sqft	529	320	660	352	308	576
Prior Land	$11,500					
Prior Total	$83,700					
Comp Land Estimate	$13,200	$13,700	$15,800	$13,100	$14,500	$12,300
Sale Date		7/31/2020	8/8/2018	9/29/2020	1/21/2020	4/30/2019
Sale Price		$137,000	$156,789	$162,000	$135,000	$120,000
Time Adj Sale Price		$137,000	$169,500	$162,000	$136,400	$124,800
TADJSP/SQFT		$150.55	$171.39	$153.70	$109.29	$137.14
Total Adj Factors	$60,900	$52,800	$61,400	$60,800	$69,400	$53,900
Adjusted Sale Price		$145,100	$169,000	$162,100	$127,900	$131,800
Comparable Estimate	$147,200 ($138.09/SFLA)					

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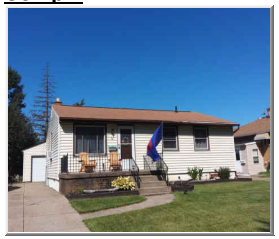
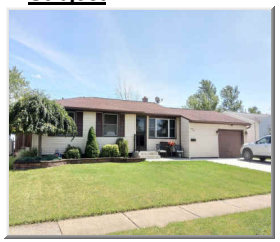
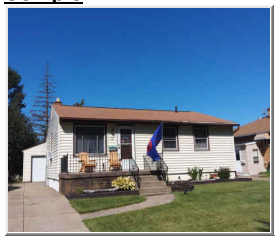
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-54	102.06-2-2	91.18-15-7	102.06-2-56	91.18-5-38	91.18-5-30
Owner	Rodriguez, Andrew	Heenan, Mary M	Sajda, Anthony A	Egan, Shawn M	Feliciano, Juan	Messere, Antonio
Address	24 Patton Ln	15 Crescent Ct	34 Wheaton Dr	34 Patton Ln	99 Wheaton Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	50 x 107	75 x 118	52 x 107	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
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	1958 / 0	1955 / 0	1956 / 0	1957 / 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 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	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	887	910	910	989	832	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 370	0 264	0 0	0 0	0 0	0 0
SFLA	887	910	910	989	832	896
Att/Det Gar Sqft	320	320	576	660	440	308
Prior Land	$11,500					
Prior Total	$76,100					
Comp Land Estimate	$13,200	$13,700	$12,300	$15,800	$12,600	$12,900
Sale Date		7/31/2020	4/30/2019	8/8/2018	8/12/2020	4/18/2019
Sale Price		$137,000	$120,000	$156,789	$116,000	$110,000
Time Adj Sale Price		$137,000	$124,800	$169,500	$116,000	$114,400
TADJSP/SQFT		$150.55	$137.14	$171.39	$139.42	$127.68
Total Adj Factors	$51,800	$52,800	$53,900	$61,400	$50,300	$51,600
Adjusted Sale Price		$136,000	$122,700	$159,900	$117,500	$114,600
Comparable Estimate	$130,100 ($146.67/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-14	102.06-2-2	102.06-2-56	91.18-15-7	102.06-1-5	91.18-5-38
Owner	DiNatale, Daniel J	Heenan, Mary M	Egan, Shawn M	Sajda, Anthony A	Hiller, Rachel L	Feliciano, Juan
Address	23 Patton Ln	15 Crescent Ct	34 Patton Ln	34 Wheaton Dr	18 Lorraine Ln	99 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 122	55 x 120	75 x 118	50 x 107	50 x 121	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1956 / 0	1951 / 0	1953 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	3 Partial 0	4 Full 0
1st Sty Area	1000	910	989	910	1054	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 288	0 0
SFLA	1000	910	989	910	1054	832
Att/Det Gar Sqft	494	320	660	576	352	440
Prior Land	$13,200					
Prior Total	$108,800					
Comp Land Estimate	$15,000	$13,700	$15,800	$12,300	$13,100	$12,600
Sale Date		7/31/2020	8/8/2018	4/30/2019	9/29/2020	8/12/2020
Sale Price		$137,000	$156,789	$120,000	$162,000	$116,000
Time Adj Sale Price		$137,000	$169,500	$124,800	$162,000	$116,000
TADJSP/SQFT		$150.55	$171.39	$137.14	$153.70	$139.42
Total Adj Factors	$75,800	$52,800	$61,400	$53,900	$60,800	$50,300
Adjusted Sale Price		$160,000	$183,900	$146,700	$177,000	$141,500
Comparable Estimate	$161,800 ($161.8/SFLA)					

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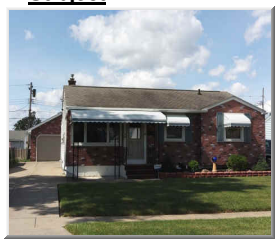
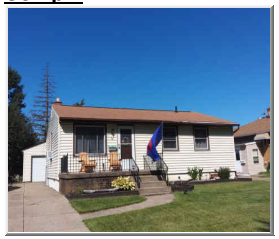
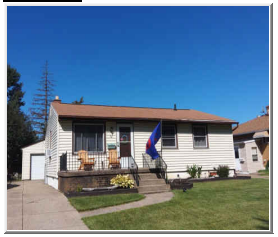
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-53	91.18-13-16	102.06-2-2	102.06-2-56	102.06-1-5	102.23-8-4
Owner	Kindred, Bobby J	Royster, Marjorie A	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Scott, Diane Y
Address	20 Patton Ln	430 George Urban Blvd	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	80 x 94	55 x 120	75 x 118	50 x 121	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1965 / 0	1955 / 0	1957 / 0	1951 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm 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	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1297	1248	910	989	1054	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 288	0 300
SFLA	1297	1248	910	989	1054	1224
Att/Det Gar Sqft	352	308	320	660	352	308
Prior Land	$11,500					
Prior Total	$96,300					
Comp Land Estimate	$13,200	$14,500	$13,700	$15,800	$13,100	$11,000
Sale Date		1/21/2020	7/31/2020	8/8/2018	9/29/2020	9/21/2020
Sale Price		$135,000	$137,000	$156,789	$162,000	$150,000
Time Adj Sale Price		$136,400	$137,000	$169,500	$162,000	$150,000
TADJSP/SQFT		$109.29	$150.55	$171.39	$153.70	$122.55
Total Adj Factors	$67,900	$69,400	$52,800	$61,400	$60,800	$66,700
Adjusted Sale Price		$134,900	$152,100	$176,000	$169,100	$151,200
Comparable Estimate	$156,700 ($120.82/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

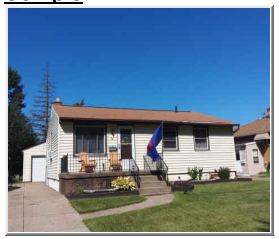
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-52	102.06-2-2	102.06-1-5	102.06-2-56	91.18-15-7	91.18-13-16
Owner	Plotar, Michael P	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Sajda, Anthony A	Royster, Marjorie A
Address	16 Patton Ln	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	34 Wheaton Dr	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	50 x 121	75 x 118	50 x 107	80 x 94
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1951 / 0	1957 / 0	1956 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1065	910	1054	989	910	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 288	0 0	0 0	0 0
SFLA	1065	910	1054	989	910	1248
Att/Det Gar Sqft	720	320	352	660	576	308
Prior Land	$11,500					
Prior Total	$84,600					
Comp Land Estimate	$13,200	$13,700	$13,100	$15,800	$12,300	$14,500
Sale Date		7/31/2020	9/29/2020	8/8/2018	4/30/2019	1/21/2020
Sale Price		$137,000	$162,000	$156,789	$120,000	$135,000
Time Adj Sale Price		$137,000	$162,000	$169,500	$124,800	$136,400
TADJSP/SQFT		$150.55	$153.70	$171.39	$137.14	$109.29
Total Adj Factors	$62,200	$52,800	$60,800	$61,400	$53,900	$69,400
Adjusted Sale Price		$146,400	$163,400	$170,300	$133,100	$129,200
Comparable Estimate	$148,500 ($139.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-13	102.06-2-2	91.18-13-16	91.18-7-14	102.06-2-56	102.06-1-5
Owner	Hutchinson Jane A	Heenan, Mary M	Royster, Marjorie A	Medina, Shawna L	Egan, Shawn M	Hiller, Rachel L
Address	17 Patton Ln	15 Crescent Ct	430 George Urban Blvd	138 Toelsin Rd	34 Patton Ln	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 122	55 x 120	80 x 94	50 x 140	75 x 118	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1965 / 0	1948 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 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	3 Partial 0
1st Sty Area	1398	910	1248	1396	989	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 600	0 0	0 288
SFLA	1398	910	1248	1396	989	1054
Att/Det Gar Sqft	352	320	308	638	660	352
Prior Land	$11,500					
Prior Total	$104,800					
Comp Land Estimate	$13,100	$13,700	$14,500	$14,000	$15,800	$13,100
Sale Date		7/31/2020	1/21/2020	1/10/2020	8/8/2018	9/29/2020
Sale Price		$137,000	$135,000	$167,000	$156,789	$162,000
Time Adj Sale Price		$137,000	$136,400	$168,700	$169,500	$162,000
TADJSP/SQFT		$150.55	$109.29	$120.85	$171.39	$153.70
Total Adj Factors	$73,000	$52,800	$69,400	$77,700	$61,400	$60,800
Adjusted Sale Price		$157,200	$140,000	$164,000	$181,100	$174,200
Comparable Estimate	$163,300 ($116.81/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-12	102.06-2-2	102.06-2-56	91.18-15-7	91.18-5-38	102.06-1-5
Owner	Koszuta, Alfreda	Heenan, Mary M	Egan, Shawn M	Sajda, Anthony A	Feliciano, Juan	Hiller, Rachel L
Address	13 Patton Ln	15 Crescent Ct	34 Patton Ln	34 Wheaton Dr	99 Wheaton Dr	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 121	55 x 120	75 x 118	50 x 107	52 x 107	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1957 / 0	1956 / 0	1953 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	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	3 Partial 0
1st Sty Area	1006	910	989	910	832	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 0	0 288
SFLA	1006	910	989	910	832	1054
Att/Det Gar Sqft	308	320	660	576	440	352
Prior Land	$11,400					
Prior Total	$77,300					
Comp Land Estimate	$13,100	$13,700	$15,800	$12,300	$12,600	$13,100
Sale Date		7/31/2020	8/8/2018	4/30/2019	8/12/2020	9/29/2020
Sale Price		$137,000	$156,789	$120,000	$116,000	$162,000
Time Adj Sale Price		$137,000	$169,500	$124,800	$116,000	$162,000
TADJSP/SQFT		$150.55	$171.39	$137.14	$139.42	$153.70
Total Adj Factors	$55,600	$52,800	$61,400	$53,900	$50,300	$60,800
Adjusted Sale Price		$139,800	$163,700	$126,500	$121,300	$156,800
Comparable Estimate	$141,600 ($140.76/SFLA)					

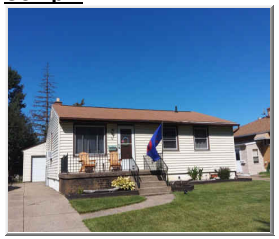
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

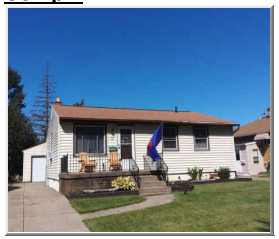
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-51	102.06-2-2	102.06-2-56	91.18-15-7	102.06-1-5	91.18-5-38
Owner	Mingle, Michael A	Heenan, Mary M	Egan, Shawn M	Sajda, Anthony A	Hiller, Rachel L	Feliciano, Juan
Address	12 Patton Ln	15 Crescent Ct	34 Patton Ln	34 Wheaton Dr	18 Lorraine Ln	99 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	75 x 118	50 x 107	50 x 121	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1956 / 0	1951 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	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	3 Partial 0	4 Full 0
1st Sty Area	991	910	989	910	1054	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 264	0 0	0 0	0 288	0 0
SFLA	991	910	989	910	1054	832
Att/Det Gar Sqft	352	320	660	576	352	440
Prior Land	$11,500					
Prior Total	$89,500					
Comp Land Estimate	$13,200	$13,700	$15,800	$12,300	$13,100	$12,600
Sale Date		7/31/2020	8/8/2018	4/30/2019	9/29/2020	8/12/2020
Sale Price		$137,000	$156,789	$120,000	$162,000	$116,000
Time Adj Sale Price		$137,000	$169,500	$124,800	$162,000	$116,000
TADJSP/SQFT		$150.55	$171.39	$137.14	$153.70	$139.42
Total Adj Factors	$56,900	$52,800	$61,400	$53,900	$60,800	$50,300
Adjusted Sale Price		$141,100	$165,000	$127,800	$158,100	$122,600
Comparable Estimate	$142,900 ($144.2/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

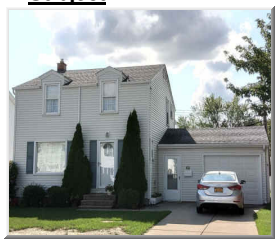
Roll Year: 2021

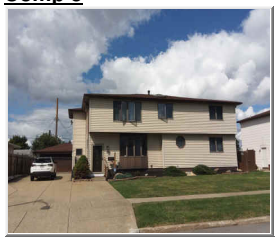
Option : 107_ENPM_OPTIONS

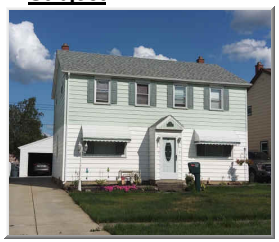
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-11	102.06-2-2	91.18-15-7	91.18-5-38	102.06-2-56	91.18-5-30
Owner	Zimmett Gary P	Heenan, Mary M	Sajda, Anthony A	Feliciano, Juan	Egan, Shawn M	Messere, Antonio
Address	9 Patton Ln	15 Crescent Ct	34 Wheaton Dr	99 Wheaton Dr	34 Patton Ln	55 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 115	55 x 120	50 x 107	52 x 107	75 x 118	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
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	1955 / 0	1956 / 0	1953 / 0	1957 / 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 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	3	3	2	3	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	957	910	910	832	989	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 0	0 0	0 0
SFLA	957	910	910	832	989	896
Att/Det Gar Sqft	384	320	576	440	660	308
Prior Land	$13,600					
Prior Total	$89,400					
Comp Land Estimate	$15,300	$13,700	$12,300	$12,600	$15,800	$12,900
Sale Date		7/31/2020	4/30/2019	8/12/2020	8/8/2018	4/18/2019
Sale Price		$137,000	$120,000	$116,000	$156,789	$110,000
Time Adj Sale Price		$137,000	$124,800	$116,000	$169,500	$114,400
TADJSP/SQFT		$150.55	$137.14	$139.42	$171.39	$127.68
Total Adj Factors	$56,700	$52,800	$53,900	$50,300	$61,400	$51,600
Adjusted Sale Price		$140,900	$127,600	$122,400	$164,800	$119,500
Comparable Estimate	$135,000 ($141.07/SFLA)					

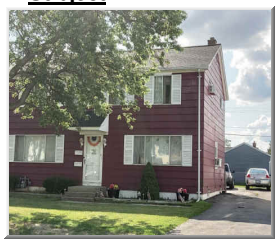
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-50	102.06-2-2	91.18-13-16	102.06-1-5	91.18-15-7	102.06-2-56
Owner	Burns Robert E	Heenan, Mary M	Royster, Marjorie A	Hiller, Rachel L	Sajda, Anthony A	Egan, Shawn M
Address	8 Patton Ln	15 Crescent Ct	430 George Urban Blvd	18 Lorraine Ln	34 Wheaton Dr	34 Patton Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 110	55 x 120	80 x 94	50 x 121	50 x 107	75 x 118
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1965 / 0	1951 / 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	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1184	910	1248	1054	910	989
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 264	0 0	0 288	0 0	0 0
SFLA	1184	910	1248	1054	910	989
Att/Det Gar Sqft	400	320	308	352	576	660
Prior Land	$13,700					
Prior Total	$93,500					
Comp Land Estimate	$15,300	$13,700	$14,500	$13,100	$12,300	$15,800
Sale Date		7/31/2020	1/21/2020	9/29/2020	4/30/2019	8/8/2018
Sale Price		$137,000	$135,000	$162,000	$120,000	$156,789
Time Adj Sale Price		$137,000	$136,400	$162,000	$124,800	$169,500
TADJSP/SQFT		$150.55	$109.29	$153.70	$137.14	$171.39
Total Adj Factors	$67,100	$52,800	$69,400	$60,800	$53,900	$61,400
Adjusted Sale Price		$151,300	$134,100	$168,300	$138,000	$175,200
Comparable Estimate	$153,400 ($129.56/SFLA)					

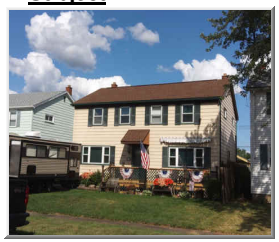
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-11	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Flory, Clair V	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	29 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	57 x 104	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft		528	897	770	475	484
Prior Land	$11,300					
Prior Total	$106,100					
Comp Land Estimate	$13,000	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$67,900	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$170,600	$142,600	$171,000	$165,900	$140,200
Comparable Estimate	$158,100 ($81.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-4	91.79-3-16	102.47-2-5	102.54-3-9	102.46-4-9	102.47-1-8
Owner	Preneta, Claire	Aja, Nicholas M	Shohag, Abu Bakkar	Hughes, Chase E	Carroll, Michael D	Ahmed, Noman
Address	30 Paradise Ct	123 Kilbourne Rd	94 McParlin Ave	43 Freda Ave	47 McParlin Ave	101 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 104	40 x 120	50 x 110	50 x 107	53 x 107	54 x 115
Building Style	05 Colonial	05 Colonial	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1960 / 0	1954 / 0	1954 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.7	1.5	1.0
Bedrooms	3	5	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	644	624	1275	704	940	1131
2nd Sty Area	644	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 623	0 0	0 0	0 400
SFLA	1288	1248	1275	1232	1300	1131
Att/Det Gar Sqft	360	308	336	308	400	624
Prior Land	$10,600					
Prior Total	$85,700					
Comp Land Estimate	$12,100	$11,000	$12,500	$12,300	$12,700	$13,300
Sale Date		9/10/2020	1/21/2020	5/28/2020	9/9/2019	12/30/2019
Sale Price		$160,330	$151,300	$158,000	$139,000	$135,000
Time Adj Sale Price		$160,300	$152,800	$158,500	$142,300	$136,800
TADJSP/SQFT		$128.45	$119.84	$128.65	$109.46	$120.95
Total Adj Factors	$60,800	$60,300	$70,700	$61,100	$60,100	$65,700
Adjusted Sale Price		$160,800	$142,900	$158,200	$143,000	$131,900
Comparable Estimate	$147,400 ($114.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-5	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Mansell, Gerda Bickner	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	26 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft	308	528	897	770	475	484
Prior Land	$10,600					
Prior Total	$108,400					
Comp Land Estimate	$12,100	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$70,300	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$173,000	$145,000	$173,400	$168,300	$142,600
Comparable Estimate	$160,500 ($82.56/SFLA)					

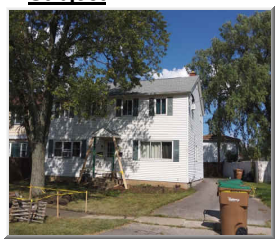
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-10	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Merlo, Joseph	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	25 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft	400	528	897	770	475	484
Prior Land	$10,600					
Prior Total	$111,400					
Comp Land Estimate	$12,100	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$72,800	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$175,500	$147,500	$175,900	$170,800	$145,100
Comparable Estimate	$163,000 ($83.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-6	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Kirsch, Marcia A	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	22 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft		528	897	770	475	484
Prior Land	$10,600					
Prior Total	$102,900					
Comp Land Estimate	$12,100	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$67,200	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$169,900	$141,900	$170,300	$165,200	$139,500
Comparable Estimate	$157,400 ($80.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-9	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	MacAlpine, Harry A	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	19 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft	528	528	897	770	475	484
Prior Land	$10,600					
Prior Total	$114,600					
Comp Land Estimate	$12,100	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$76,000	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$178,700	$150,700	$179,100	$174,000	$148,300
Comparable Estimate	$166,200 ($85.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-7	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Citylights Partners LLC	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	18 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft	528	528	897	770	475	484
Prior Land	$10,600					
Prior Total	$112,800					
Comp Land Estimate	$12,100	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$74,100	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$176,800	$148,800	$177,200	$172,100	$146,400
Comparable Estimate	$164,300 ($84.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-8	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	Kurek, Adam F	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	14 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft	396	528	897	770	475	484
Prior Land	$10,700					
Prior Total	$107,100					
Comp Land Estimate	$12,200	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$68,800	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$171,500	$143,500	$171,900	$166,800	$141,100
Comparable Estimate	$159,000 ($81.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-8	102.47-8-7	102.39-5-15	91.79-6-1	91.18-2-8	102.18-2-17
Owner	SPS 76 Company Inc	Citylights Partners, LLC	Rahman, Abdur	Ljungberg, Tyler	Moore, Letitia	Labib, Mahir
Address	13 Paradise Ct	18 Paradise Ct	12 The Ave	61 Grand Blvd	18 Crestwood Pl	114 Lemoine 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	107	107	107	107	107	120
School Code	143001	143001	143001	143001	143003	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 105	50 x 104	90 x 110	80 x 127	50 x 120	75 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	06 Stucco	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1960 / 0	1969 / 0	1950 / 0	1942 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	3 / 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	972	972	1236	1410	853	1173
2nd Sty Area	972	972	1204	1042	825	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1944	1944	2440	2452	1678	2433
Att/Det Gar Sqft		528	897	770	475	484
Prior Land	$11,700					
Prior Total	$106,500					
Comp Land Estimate	$13,500	$12,100	$16,700	$16,900	$13,000	$14,000
Sale Date		5/14/2019	3/1/2018	3/28/2018	3/8/2019	12/10/2019
Sale Price		$170,500	$170,000	$179,500	$127,900	$191,000
Time Adj Sale Price		$176,800	$189,000	$199,500	$133,500	$193,600
TADJSP/SQFT		$90.95	$77.46	$81.36	$79.56	$79.57
Total Adj Factors	$68,200	$74,100	$114,300	$96,400	$35,500	$121,300
Adjusted Sale Price		$170,900	$142,900	$171,300	$166,200	$140,500
Comparable Estimate	$158,400 ($81.48/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

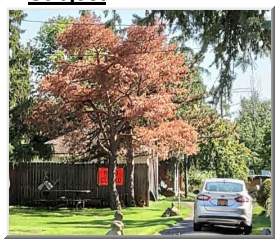
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-7	102.47-7-7	102.47-2-5	102.47-1-8	102.38-2-18	102.47-8-13
Owner	Edwards, Brandon	Edwards, Brandon	Shohag, Abu Bakkar	Ahmed, Noman	Thamer, Andrew J	Weltz, David J
Address	9 Paradise Ct	9 Paradise Ct	94 McParlin Ave	101 Kemp Ave	62 Kemp Ave	39 Tillotson 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 108	80 x 108	50 x 110	54 x 115	52 x 96	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1960 / 0	1955 / 0	1962 / 0	1960 / 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 105	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	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	3	3	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	4 Full 0
1st Sty Area	992	992	1275	1131	1152	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 623	0 400	0 560	0 450
SFLA	992	992	1275	1131	1152	992
Att/Det Gar Sqft			336	624	308	352
Prior Land	$14,100					
Prior Total	$86,800					
Comp Land Estimate	$15,600	$15,600	$12,500	$13,300	$11,900	$12,100
Sale Date		11/22/2019	1/21/2020	12/30/2019	3/13/2020	1/29/2018
Sale Price		$115,000	$151,300	$135,000	$158,900	$125,000
Time Adj Sale Price		$116,900	$152,800	$136,800	$160,000	$140,500
TADJSP/SQFT		$117.84	$119.84	$120.95	$138.89	$141.63
Total Adj Factors	$53,700	$53,700	$70,700	$65,700	$69,900	$62,700
Adjusted Sale Price		$116,900	$135,800	$124,800	$143,800	$131,500
Comparable Estimate	$130,600 ($131.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-22	91.18-3-3	91.18-3-29	91.18-7-14	91.18-8-19	91.18-10-28
Owner	Filipski, Carol Ann	Rivera, Kjuan	Weber, Matthew	Medina, Shawna L	Perez, Eloy Jr	Allan, Danielle J
Address	50 Oriole Pl	47 Dellwood Pl	37 Dellwood Pl	138 Toelsin Rd	86 Mildred Dr	17 Verdun 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	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	96 x 106	35 x 120	35 x 120	50 x 140	50 x 139	50 x 120
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	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	1938 / 0	1932 / 0	1927 / 0	1948 / 0	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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	1.7	2.0	1.0	1.5	1.7
Bedrooms	2	4	2	3	4	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	946	620	264	1396	630	852
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 600	0 0	0 0
SFLA	1360	975	984	1396	1020	1491
Att/Det Gar Sqft	440		240	638	242	528
Prior Land	$15,600					
Prior Total	$96,600					
Comp Land Estimate	$16,900	$9,600	$9,600	$14,000	$14,000	$13,000
Sale Date		5/31/2019	2/8/2019	1/10/2020	6/9/2020	6/26/2020
Sale Price		$91,000	$81,000	$167,000	$97,000	$172,500
Time Adj Sale Price		$94,400	$84,800	$168,700	$97,200	$172,800
TADJSP/SQFT		$96.82	$86.18	$120.85	$95.29	$115.90
Total Adj Factors	$60,000	$34,700	$38,200	$77,700	$50,200	$68,000
Adjusted Sale Price		$119,700	$106,600	$151,000	$107,000	$164,800
Comparable Estimate	$129,800 ($95.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-9-22	91.18-8-35	91.18-7-14	91.18-13-16	91.18-8-28	102.23-8-4
Owner	Summers, Angela M	Krawczyk, Heather L	Medina, Shawna L	Royster, Marjorie A	Sobkowiak, Lyndsey	Scott, Diane Y
Address	40 Oriole Pl	93 Andres Pl	138 Toelsin Rd	430 George Urban Blvd	61 Andres Pl	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	102 x 108	69 x 96	50 x 140	80 x 94	53 x 96	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1968 / 0	1948 / 0	1965 / 0	1965 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1798	1248	1396	1248	1156	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 600	0 0	0 0	0 300
SFLA	1798	1248	1396	1248	1156	1224
Att/Det Gar Sqft	525	528	638	308	352	308
Prior Land	$16,500					
Prior Total	$158,032					
Comp Land Estimate	$17,600	$13,700	$14,000	$14,500	$12,000	$11,000
Sale Date		9/23/2020	1/10/2020	1/21/2020	7/31/2019	9/21/2020
Sale Price		$177,000	$167,000	$135,000	$160,000	$150,000
Time Adj Sale Price		$177,000	$168,700	$136,400	$164,800	$150,000
TADJSP/SQFT		$141.83	$120.85	$109.29	$142.56	$122.55
Total Adj Factors	$114,600	$72,500	$77,700	$69,400	$64,200	$66,700
Adjusted Sale Price		$219,100	$205,600	$181,600	$215,200	$197,900
Comparable Estimate	$203,900 ($113.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-9-23	91.18-9-23	91.18-11-16	102.23-4-2	91.18-10-28	102.23-4-5
Owner	Villa, David A III	Villa, David A III	Truong, Lieu T	Sarkar, Muhammad FK	Allan, Danielle J	Hickey, Catherine L
Address	30 Oriole Pl	30 Oriole Pl	29 Woodrow Pl	106 Grand Blvd	17 Verdun Pl	94 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 148	62 x 148	59 x 102	40 x 120	50 x 120	40 x 120
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1947 / 0	1951 / 0	1948 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 662	C Average 110	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	2 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.5	1.7	1.7
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1102	1102	1536	1268	852	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	662 0	662 0	444 0	0 0	0 0	0 0
SFLA	1764	1764	1980	1632	1491	1489
Att/Det Gar Sqft				280	528	210
Prior Land	$14,100					
Prior Total	$143,600					
Comp Land Estimate	$16,100	$16,100	$13,100	$11,000	$13,000	$11,000
Sale Date		2/27/2018	7/17/2018	10/16/2020	6/26/2020	11/20/2019
Sale Price		$167,000	$142,000	$150,000	$172,500	$140,000
Time Adj Sale Price		$186,700	$154,400	$150,000	$172,800	$142,300
TADJSP/SQFT		$105.84	$77.98	$91.91	$115.90	$95.57
Total Adj Factors	$99,600	$112,000	$94,500	$70,100	$68,000	$70,000
Adjusted Sale Price		$174,300	$159,500	$179,500	$204,400	$171,900
Comparable Estimate	$177,900 ($100.85/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-12-6.11	91.18-3-3	91.18-3-29	91.79-3-16	102.23-4-21	91.18-13-16
Owner	Majerowski Peter S Jr	Rivera, Kjuan	Weber, Matthew	Aja, Nicholas M	Gordils, LynJeanette E	Royster, Marjorie A
Address	27 Oriole Pl	47 Dellwood Pl	37 Dellwood Pl	123 Kilbourne Rd	101 Kilbourne Rd	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 228	35 x 120	35 x 120	40 x 120	51 x 120	80 x 94
Building Style	08 Old style	08 Old style	08 Old style	05 Colonial	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1952 / 0	1950 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	2.0	1.5	1.0
Bedrooms	3	4	2	5	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	844	620	264	624	816	1248
2nd Sty Area	0	0	720	624	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1266	975	984	1248	1208	1248
Att/Det Gar Sqft	484		240	308	280	308
Prior Land	$14,800					
Prior Total	$82,800					
Comp Land Estimate	$16,900	$9,600	$9,600	$11,000	$13,100	$14,500
Sale Date		5/31/2019	2/8/2019	9/10/2020	3/24/2020	1/21/2020
Sale Price		$91,000	$81,000	$160,330	$131,000	$135,000
Time Adj Sale Price		$94,400	$84,800	$160,300	$131,900	$136,400
TADJSP/SQFT		$96.82	$86.18	$128.45	$109.19	$109.29
Total Adj Factors	$51,200	$34,700	$38,200	$60,300	$58,300	$69,400
Adjusted Sale Price		$110,900	$97,800	$151,200	$124,800	$118,200
Comparable Estimate	$120,600 ($95.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-12-5.11	102.23-4-2	102.23-4-5	91.18-10-28	102.22-5-1	91.18-9-23
Owner	Majerowski, Mark G	Sarkar, Muhammad FK	Hickey, Catherine L	Allan, Danielle J	Fietz, Giovanny	Villa, David A III
Address	23 Oriole Pl	106 Grand Blvd	94 Grand Blvd	17 Verdun Pl	215 George Urban Blvd	30 Oriole 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 114	40 x 120	40 x 120	50 x 120	80 x 120	62 x 148
Building Style	14 other	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1953 / 0	1947 / 0	1948 / 0	1951 / 0	1951 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	2 / N
Stories	2.0	1.5	1.7	1.7	1.7	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	1472	1268	916	852	1104	1102
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	662 0
SFLA	2312	1632	1489	1491	1884	1764
Att/Det Gar Sqft	528	280	210	528	600	
Prior Land	$13,900					
Prior Total	$159,600					
Comp Land Estimate	$15,500	$11,000	$11,000	$13,000	$16,400	$16,100
Sale Date		10/16/2020	11/20/2019	6/26/2020	10/23/2020	2/27/2018
Sale Price		$150,000	$140,000	$172,500	$245,000	$167,000
Time Adj Sale Price		$150,000	$142,300	$172,800	$245,000	$186,700
TADJSP/SQFT		$91.91	$95.57	$115.90	$130.04	$105.84
Total Adj Factors	$101,300	$70,100	$70,000	$68,000	$103,000	$112,000
Adjusted Sale Price		$181,200	$173,600	$206,100	$243,300	$176,000
Comparable Estimate	$196,000 ($84.78/SFLA)					

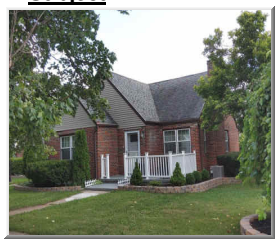
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-4-14	91.79-4-14	102.23-2-1	102.23-4-21	91.79-6-4	91.79-3-12
Owner	Tomaski, Heather P	Tomaski, Heather P	Solly, Jacob P	Gordils, LynJeanette E	Wilson, Tyrone	Alexander, Joel III
Address	191 Northern Pkwy	191 Northern Pkwy	110 Northern Pkwy	101 Kilbourne Rd	77 Grand Blvd	126 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	64 x 120	40 x 120	51 x 120	60 x 108	46 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1947 / 0	1950 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	4	2	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	931	931	902	816	902	812
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 200	0 400	0 0	0 0
SFLA	1339	1339	1353	1208	1322	1397
Att/Det Gar Sqft	392	392	280	280	420	480
Prior Land	$13,000					
Prior Total	$93,500					
Comp Land Estimate	$14,800	$14,800	$11,000	$13,100	$13,700	$12,200
Sale Date		7/25/2019	12/30/2019	3/24/2020	3/25/2020	7/1/2019
Sale Price		$145,400	$115,000	$131,000	$120,000	$125,000
Time Adj Sale Price		$149,800	$116,500	$131,900	$120,800	$128,800
TADJSP/SQFT		$111.87	$86.10	$109.19	$91.38	$92.20
Total Adj Factors	$66,300	$66,300	$62,000	$58,300	$65,200	$63,800
Adjusted Sale Price		$149,800	$120,800	$139,900	$121,900	$131,300
Comparable Estimate	$132,700 ($99.1/SFLA)					

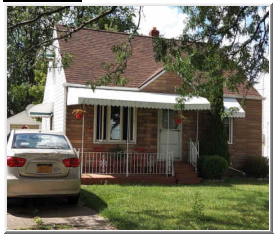
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-9-24	91.18-7-14	91.18-8-35	91.18-13-16	102.23-8-4	91.18-8-28
Owner	Fialkowski, Leon P	Medina, Shawna L	Krawczyk, Heather L	Royster, Marjorie A	Scott, Diane Y	Sobkowiak, Lyndsey
Address	22 Oriole Pl	138 Toelsin Rd	93 Andres Pl	430 George Urban Blvd	317 George Urban Blvd	61 Andres 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 150	50 x 140	69 x 96	80 x 94	40 x 120	53 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1968 / 0	1965 / 0	1951 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	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	1428	1396	1248	1248	1224	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 480	0 0	0 300	0 0
SFLA	1428	1396	1248	1248	1224	1156
Att/Det Gar Sqft	325	638	528	308	308	352
Prior Land	$14,400					
Prior Total	$119,100					
Comp Land Estimate	$16,400	$14,000	$13,700	$14,500	$11,000	$12,000
Sale Date		1/10/2020	9/23/2020	1/21/2020	9/21/2020	7/31/2019
Sale Price		$167,000	$177,000	$135,000	$150,000	$160,000
Time Adj Sale Price		$168,700	$177,000	$136,400	$150,000	$164,800
TADJSP/SQFT		$120.85	$141.83	$109.29	$122.55	$142.56
Total Adj Factors	$84,900	$77,700	$72,500	$69,400	$66,700	$64,200
Adjusted Sale Price		$175,900	$189,400	$151,900	$168,200	$185,500
Comparable Estimate	$174,200 ($121.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-4-1	102.23-4-2	102.23-4-5	102.23-4-21	91.79-3-12	91.18-10-28
Owner	Pujol, Sergi	Sarkar, Muhammad FK	Hickey, Catherine L	Gordils, LynJeanette E	Alexander, Joel III	Allan, Danielle J
Address	120 Northern Pkwy	106 Grand Blvd	94 Grand Blvd	101 Kilbourne Rd	126 Grand Blvd	17 Verdun 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 54	40 x 120	40 x 120	51 x 120	46 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1947 / 0	1948 / 0	1950 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1133	1268	916	816	812	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 0	0 0	0 400	0 0	0 0
SFLA	1609	1632	1489	1208	1397	1491
Att/Det Gar Sqft	286	280	210	280	480	528
Prior Land	$8,100					
Prior Total	$96,000					
Comp Land Estimate	$8,300	$11,000	$11,000	$13,100	$12,200	$13,000
Sale Date		10/16/2020	11/20/2019	3/24/2020	7/1/2019	6/26/2020
Sale Price		$150,000	$140,000	$131,000	$125,000	$172,500
Time Adj Sale Price		$150,000	$142,300	$131,900	$128,800	$172,800
TADJSP/SQFT		$91.91	$95.57	$109.19	$92.20	$115.90
Total Adj Factors	$79,300	$70,100	$70,000	$58,300	$63,800	$68,000
Adjusted Sale Price		$159,200	$151,600	$152,900	$144,300	$184,100
Comparable Estimate	$158,400 ($98.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-3-15	102.23-4-21	91.79-3-23	91.79-4-13	91.18-8-19	91.79-4-14
Owner	Anthony, Michael H	Gordils, LynJeanette E	Randle, Bridget D	Trifilo, Monica	Perez, Eloy Jr	Tomaski, Heather P
Address	119 Northern Pkwy	101 Kilbourne Rd	151 Kilbourne Rd	124 Kilbourne Rd	86 Mildred Dr	191 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	51 x 120	40 x 120	40 x 120	50 x 139	64 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1948 / 0	1949 / 0	1952 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	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	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	728	816	754	754	630	931
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 400	0 0	0 364	0 0	0 300
SFLA	1092	1208	1131	1131	1020	1339
Att/Det Gar Sqft	450	280	280	308	242	392
Prior Land	$13,000					
Prior Total	$73,600					
Comp Land Estimate	$14,800	$13,100	$11,000	$11,000	$14,000	$14,800
Sale Date		3/24/2020	12/16/2019	4/15/2019	6/9/2020	7/25/2019
Sale Price		$131,000	$145,000	$115,100	$97,000	$145,400
Time Adj Sale Price		$131,900	$146,900	$119,700	$97,200	$149,800
TADJSP/SQFT		$109.19	$129.89	$105.84	$95.29	$111.87
Total Adj Factors	$55,900	$58,300	$51,000	$60,800	$50,200	$66,300
Adjusted Sale Price		$129,500	$151,800	$114,800	$102,900	$139,400
Comparable Estimate	$127,700 ($116.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-3-2	102.23-8-4	102.23-3-21	102.06-1-5	91.18-13-16	91.18-7-14
Owner	Culkowski, Loretta	Scott, Diane Y	Sumpter, Mable T	Hiller, Rachel L	Royster, Marjorie A	Medina, Shawna L
Address	118 Northern Pkwy	317 George Urban Blvd	187 Eastland Pkwy	18 Lorraine Ln	430 George Urban Blvd	138 Toelsin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	40 x 120	40 x 120	50 x 121	80 x 94	50 x 140
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	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1951 / 0	1949 / 2000	1951 / 0	1965 / 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 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / 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	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	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	4 Full 0
1st Sty Area	1670	1224	1096	1054	1248	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 350	0 288	0 0	0 600
SFLA	1670	1224	1096	1054	1248	1396
Att/Det Gar Sqft	399	308	520	352	308	638
Prior Land	$14,800					
Prior Total	$135,871					
Comp Land Estimate	$16,400	$11,000	$11,000	$13,100	$14,500	$14,000
Sale Date		9/21/2020	8/31/2020	9/29/2020	1/21/2020	1/10/2020
Sale Price		$150,000	$165,000	$162,000	$135,000	$167,000
Time Adj Sale Price		$150,000	$165,000	$162,000	$136,400	$168,700
TADJSP/SQFT		$122.55	$150.55	$153.70	$109.29	$120.85
Total Adj Factors	$95,900	$66,700	$66,700	$60,800	$69,400	$77,700
Adjusted Sale Price		$179,200	$194,200	$197,100	$162,900	$186,900
Comparable Estimate	$184,100 ($110.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-5-12	102.23-2-1	102.23-2-2	91.79-6-4	91.79-4-18	91.79-4-14
Owner	Muhammad, Larry	Solly, Jacob P	Mills, Nicole	Wilson, Tyrone	Alexander, Jorrel	Tomaski, Heather P
Address	115 Northern Pkwy	110 Northern Pkwy	192 Eastland Pkwy	77 Grand Blvd	219 Eastland Pkwy	191 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 120	40 x 120	60 x 120	60 x 108	50 x 120	64 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1947 / 0	1949 / 0	1948 / 0	1953 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	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	1034	902	980	902	976	931
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 450	0 0	0 0	0 300
SFLA	1422	1353	1445	1322	1426	1339
Att/Det Gar Sqft	220	280	280 192	420	352	392
Prior Land	$11,600					
Prior Total	$95,800					
Comp Land Estimate	$13,300	$11,000	$14,400	$13,700	$13,000	$14,800
Sale Date		12/30/2019	4/23/2019	3/25/2020	3/5/2019	7/25/2019
Sale Price		$115,000	$145,000	$120,000	$126,000	$145,400
Time Adj Sale Price		$116,500	$150,800	$120,800	$131,500	$149,800
TADJSP/SQFT		$86.10	$104.36	$91.38	$92.22	$111.87
Total Adj Factors	$65,500	$62,000	$71,200	$65,200	$70,800	$66,300
Adjusted Sale Price		$120,000	$145,100	$121,100	$126,200	$149,000
Comparable Estimate	$132,300 ($93.04/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-2	91.79-3-16	102.23-2-1	102.23-2-2	102.22-4-18	91.79-6-4
Owner	Ali, Sultana	Aja, Nicholas M	Solly, Jacob P	Mills, Nicole	Heigl, Julie	Wilson, Tyrone
Address	106 Northern Pkwy	123 Kilbourne Rd	110 Northern Pkwy	192 Eastland Pkwy	185 Rosewood Ter	77 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 120	60 x 120	50 x 120	60 x 108
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1952 / 0	1947 / 0	1949 / 0	1947 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.5	1.5	1.7	1.5
Bedrooms	4	5	2	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	728	624	902	980	994	902
2nd Sty Area	520	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 450	0 456	0 0
SFLA	1510	1248	1353	1445	1442	1322
Att/Det Gar Sqft	252	308	280	280 192	540	420
Prior Land	$9,100					
Prior Total	$108,300					
Comp Land Estimate	$11,000	$11,000	$11,000	$14,400	$13,000	$13,700
Sale Date		9/10/2020	12/30/2019	4/23/2019	7/30/2019	3/25/2020
Sale Price		$160,330	$115,000	$145,000	$161,000	$120,000
Time Adj Sale Price		$160,300	$116,500	$150,800	$165,900	$120,800
TADJSP/SQFT		$128.45	$86.10	$104.36	$115.05	$91.38
Total Adj Factors	$63,000	$60,300	$62,000	$71,200	$70,300	$65,200
Adjusted Sale Price		$163,000	$117,500	$142,600	$158,600	$118,600
Comparable Estimate	$140,100 ($92.78/SFLA)					

State of New York - Real Property System
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Roll Year: 2021

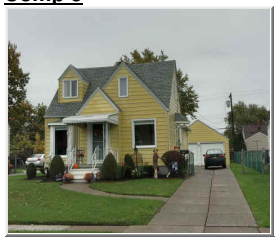
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-2-1	102.23-2-1	91.79-6-4	91.79-4-14	102.23-2-2	91.79-5-21
Owner	Solly, Jacob P	Solly, Jacob P	Wilson, Tyrone	Tomaski, Heather P	Mills, Nicole	Prestia, Marshall
Address	110 Northern Pkwy	110 Northern Pkwy	77 Grand Blvd	191 Northern Pkwy	192 Eastland Pkwy	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	60 x 108	64 x 120	60 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1948 / 0	1945 / 0	1949 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	902	902	902	931	980	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 0	0 300	0 450	0 0
SFLA	1353	1353	1322	1339	1445	1278
Att/Det Gar Sqft	280	280	420	392	280 192	352
Prior Land	$9,100					
Prior Total	$85,600					
Comp Land Estimate	$11,000	$11,000	$13,700	$14,800	$14,400	$11,000
Sale Date		12/30/2019	3/25/2020	7/25/2019	4/23/2019	10/4/2019
Sale Price		$115,000	$120,000	$145,400	$145,000	$123,000
Time Adj Sale Price		$116,500	$120,800	$149,800	$150,800	$125,500
TADJSP/SQFT		$86.10	$91.38	$111.87	$104.36	$98.20
Total Adj Factors	$62,000	$62,000	$65,200	$66,300	$71,200	$57,600
Adjusted Sale Price		$116,500	$117,600	$145,500	$141,600	$129,900
Comparable Estimate	$130,200 ($96.23/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-1	102.22-5-1	102.23-4-2	102.23-2-1	102.22-4-18	91.79-6-4
Owner	Luu, Van	Fietz, Giovanny	Sarkar, Muhammad FK	Solly, Jacob P	Heigl, Julie	Wilson, Tyrone
Address	102 Northern Pkwy	215 George Urban Blvd	106 Grand Blvd	110 Northern Pkwy	185 Rosewood Ter	77 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	80 x 120	40 x 120	40 x 120	50 x 120	60 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1951 / 0	1947 / 0	1947 / 0	1947 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	2	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
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	1072	1104	1268	902	994	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 0	0 0	0 200	0 456	0 0
SFLA	1902	1884	1632	1353	1442	1322
Att/Det Gar Sqft	400	600	280	280	540	420
Prior Land	$9,100					
Prior Total	$114,900					
Comp Land Estimate	$11,000	$16,400	$11,000	$11,000	$13,000	$13,700
Sale Date		10/23/2020	10/16/2020	12/30/2019	7/30/2019	3/25/2020
Sale Price		$245,000	$150,000	$115,000	$161,000	$120,000
Time Adj Sale Price		$245,000	$150,000	$116,500	$165,900	$120,800
TADJSP/SQFT		$130.04	$91.91	$86.10	$115.05	$91.38
Total Adj Factors	$83,800	$103,000	$70,100	$62,000	$70,300	$65,200
Adjusted Sale Price		$225,800	$163,700	$138,300	$179,400	$139,400
Comparable Estimate	$169,300 ($89.01/SFLA)					

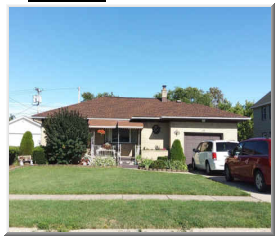
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-9	102.22-5-1	102.22-4-18	102.23-4-2	91.79-6-4	102.23-2-1
Owner	Lesinski, William	Fietz, Giovanny	Heigl, Julie	Sarkar, Muhammad FK	Wilson, Tyrone	Solly, Jacob P
Address	47 Northern Pkwy	215 George Urban Blvd	185 Rosewood Ter	106 Grand Blvd	77 Grand Blvd	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 103	80 x 120	50 x 120	40 x 120	60 x 108	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1951 / 0	1947 / 0	1947 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	3	2
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 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	1246	1104	994	1268	902	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 456	0 0	0 0	0 200
SFLA	1869	1884	1442	1632	1322	1353
Att/Det Gar Sqft	483	600	540	280	420	280
Prior Land	$11,100					
Prior Total	$76,075					
Comp Land Estimate	$12,700	$16,400	$13,000	$11,000	$13,700	$11,000
Sale Date		10/23/2020	7/30/2019	10/16/2020	3/25/2020	12/30/2019
Sale Price		$245,000	$161,000	$150,000	$120,000	$115,000
Time Adj Sale Price		$245,000	$165,900	$150,000	$120,800	$116,500
TADJSP/SQFT		$130.04	$115.05	$91.91	$91.38	$86.10
Total Adj Factors	$81,600	$103,000	$70,300	$70,100	$65,200	$62,000
Adjusted Sale Price		$223,600	$177,200	$161,500	$137,200	$136,100
Comparable Estimate	$167,100 ($89.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-4-8	102.22-4-20	91.79-6-4	102.22-4-8	91.79-5-21	102.22-4-18
Owner	Waterman Hannah M	Bennett, Matthew	Wilson, Tyrone	Krupski, Jessica M	Prestia, Marshall	Heigl, Julie
Address	55 Northern Pkwy	197 Rosewood Ter	77 Grand Blvd	76 Midland Dr	159 Westland Pkwy	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 104	58 x 120	60 x 108	40 x 120	40 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1948 / 0	1949 / 0	1951 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	2	3	3	4	4
Full/Half Baths	1 / 1	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	3 Partial 0	3 Partial 0
1st Sty Area	856	983	902	728	970	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 456
SFLA	1066	983	1322	1274	1278	1442
Att/Det Gar Sqft	336	484	420	280	352	540
Prior Land	$11,100					
Prior Total	$77,400					
Comp Land Estimate	$12,700	$14,100	$13,700	$11,000	$11,000	$13,000
Sale Date		9/10/2018	3/25/2020	6/27/2019	10/4/2019	7/30/2019
Sale Price		$113,000	$120,000	$126,003	$123,000	$161,000
Time Adj Sale Price		$121,500	$120,800	$130,200	$125,500	$165,900
TADJSP/SQFT		$123.60	$91.38	$102.20	$98.20	$115.05
Total Adj Factors	$52,300	$50,300	$65,200	$56,400	$57,600	$70,300
Adjusted Sale Price		$123,500	$107,900	$126,100	$120,200	$147,900
Comparable Estimate	$125,100 ($117.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-2-1.11	91.79-6-1	102.39-5-15	102.47-8-7	91.18-2-8	102.21-4-5
Owner	Lesinski, Dianne B	Ljungberg, Tyler	Rahman, Abdur	Citylights Partners, LLC	Moore, Letitia	Islam, Moynul
Address	34 Northern Pkwy	61 Grand Blvd	12 The Ave	18 Paradise Ct	18 Crestwood Pl	20 Pendennis Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	107	107	107	107	107	105
School Code	143001	143001	143001	143001	143003	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 105	80 x 127	90 x 110	50 x 104	50 x 120	72 x 124
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	05 Colonial
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	06 Stucco	02 Brick
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1969 / 0	1960 / 0	1942 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	8	4	6	6	4	5
Full/Half Baths	3 / 1	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2424	1410	1236	972	853	1560
2nd Sty Area	987	1042	1204	972	825	1280
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3411	2452	2440	1944	1678	2840
Att/Det Gar Sqft		770	897	528	475	748
Prior Land	$18,100					
Prior Total	$169,200					
Comp Land Estimate	$18,500	$16,900	$16,700	$12,100	$13,000	$13,000
Sale Date		3/28/2018	3/1/2018	5/14/2019	3/8/2019	12/28/2018
Sale Price		$179,500	$170,000	$170,500	$127,900	$145,000
Time Adj Sale Price		$199,500	$189,000	$176,800	$133,500	$153,200
TADJSP/SQFT		$81.36	$77.46	$90.95	$79.56	$53.94
Total Adj Factors	$134,000	$96,400	$114,300	$74,100	$35,500	$83,800
Adjusted Sale Price		$237,100	$208,700	$236,700	$232,000	$203,400
Comparable Estimate	$223,600 ($65.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-3-14	102.22-2-7	102.23-8-4	102.30-3-1	102.38-2-24	102.23-3-21
Owner	Rondon, Victor	Ha, Bao	Scott, Diane Y	Robinson, Clifton	Ahmed, Muhaimin	Sumpter, Mable T
Address	33 Northern Pkwy	170 George Urban Blvd	317 George Urban Blvd	35 Central Blvd	40 Kemp Ave	187 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	61 x 120	40 x 121	40 x 120	40 x 120	50 x 105	40 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	1954 / 0	1949 / 0	1951 / 0	1952 / 0	1961 / 0	1949 / 2000
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 105
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1516	1176	1224	1224	1552	1096
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 726	0 300	0 300	0 390	0 376	0 350
SFLA	1516	1176	1224	1224	1552	1096
Att/Det Gar Sqft	440	400	308	440	352	520
Prior Land	$12,700					
Prior Total	$123,006					
Comp Land Estimate	$14,500	$11,000	$11,000	$11,000	$12,200	$11,000
Sale Date		3/21/2019	9/21/2020	6/19/2019	2/28/2020	8/31/2020
Sale Price		$119,000	$150,000	$123,000	$140,000	$165,000
Time Adj Sale Price		$124,200	$150,000	$127,100	$141,200	$165,000
TADJSP/SQFT		$105.61	$122.55	$103.84	$90.98	$150.55
Total Adj Factors	$88,300	$64,000	$66,700	$67,600	$84,300	$66,700
Adjusted Sale Price		$148,500	$171,600	$147,800	$145,200	$186,600
Comparable Estimate	$159,900 ($105.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-3	91.18-8-35	91.18-3-47	91.18-7-14	91.18-5-45	91.18-8-28
Owner	Hubbell, Barbara A	Krawczyk, Heather L	Clement, Crystal L	Medina, Shawna L	Soler, Leah A	Sobkowiak, Lyndsey
Address	176 Mildred Dr	93 Andres Pl	31 Crestwood Pl	138 Toelsin Rd	135 Wheaton Dr	61 Andres 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	107	107	107	107	107	107
School Code	143001	143001	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 139	69 x 96	50 x 120	50 x 140	70 x 107	53 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1957 / 0	1968 / 0	1949 / 0	1948 / 0	1953 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1206	1248	1008	1396	1023	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 644	0 480	0 0	0 600	0 0	0 0
SFLA	1206	1248	1008	1396	1023	1156
Att/Det Gar Sqft	600	528		638	440	352
Prior Land	$9,800					
Prior Total	$114,600					
Comp Land Estimate	$11,800	$13,700	$13,000	$14,000	$14,600	$12,000
Sale Date		9/23/2020	9/25/2020	1/10/2020	5/12/2020	7/31/2019
Sale Price		$177,000	$112,500	$167,000	$135,000	$160,000
Time Adj Sale Price		$177,000	$112,500	$168,700	$135,500	$164,800
TADJSP/SQFT		$141.83	$111.61	$120.85	$132.45	$142.56
Total Adj Factors	$69,900	$72,500	$52,800	$77,700	$58,200	$64,200
Adjusted Sale Price		$174,400	$129,600	$160,900	$147,200	$170,500
Comparable Estimate	$156,500 ($129.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-43	91.18-8-35	91.18-5-45	91.18-3-47	91.18-8-28	91.18-7-14
Owner	Grundner, Howard J	Krawczyk, Heather L	Soler, Leah A	Clement, Crystal L	Sobkowiak, Lyndsey	Medina, Shawna L
Address	175 Mildred Dr	93 Andres Pl	135 Wheaton Dr	31 Crestwood Pl	61 Andres Pl	138 Toelsin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 140	69 x 96	70 x 107	50 x 120	53 x 96	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1968 / 0	1953 / 0	1949 / 0	1965 / 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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 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	1155	1248	1023	1008	1156	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 434	0 480	0 0	0 0	0 0	0 600
SFLA	1155	1248	1023	1008	1156	1396
Att/Det Gar Sqft	352	528	440		352	638
Prior Land	$13,500					
Prior Total	$98,900					
Comp Land Estimate	$15,600	$13,700	$14,600	$13,000	$12,000	$14,000
Sale Date		9/23/2020	5/12/2020	9/25/2020	7/31/2019	1/10/2020
Sale Price		$177,000	$135,000	$112,500	$160,000	$167,000
Time Adj Sale Price		$177,000	$135,500	$112,500	$164,800	$168,700
TADJSP/SQFT		$141.83	$132.45	$111.61	$142.56	$120.85
Total Adj Factors	$62,600	$72,500	$58,200	$52,800	$64,200	$77,700
Adjusted Sale Price		$167,100	$139,900	$122,300	$163,200	$153,600
Comparable Estimate	$149,200 ($129.18/SFLA)					

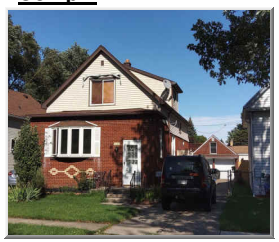
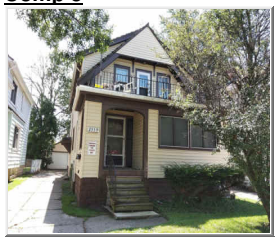
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

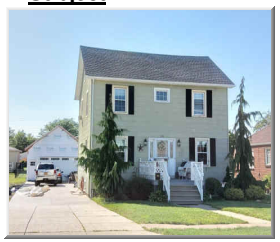
Roll Year: 2021

Option : 107_ENPM_OPTIONS

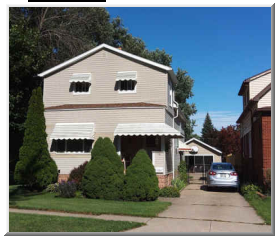
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-4.1	91.18-7-14	91.18-8-35	91.18-3-47	91.18-5-45	91.18-8-28
Owner	Grochowski, Craig	Medina, Shawna L	Krawczyk, Heather L	Clement, Crystal L	Soler, Leah A	Sobkowiak, Lyndsey
Address	172 Mildred Dr	138 Toelsin Rd	93 Andres Pl	31 Crestwood Pl	135 Wheaton Dr	61 Andres 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	107	107	107	107	107	107
School Code	143001	143001	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 139	50 x 140	69 x 96	50 x 120	70 x 107	53 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	01 Wood	02 Brick
Year Built/Eff Yr Built	1947 / 0	1948 / 0	1968 / 0	1949 / 0	1953 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 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	1608	1396	1248	1008	1023	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 480	0 0	0 0	0 0
SFLA	1608	1396	1248	1008	1023	1156
Att/Det Gar Sqft	720	638	528		440	352
Prior Land	$15,900					
Prior Total	$135,705					
Comp Land Estimate	$17,600	$14,000	$13,700	$13,000	$14,600	$12,000
Sale Date		1/10/2020	9/23/2020	9/25/2020	5/12/2020	7/31/2019
Sale Price		$167,000	$177,000	$112,500	$135,000	$160,000
Time Adj Sale Price		$168,700	$177,000	$112,500	$135,500	$164,800
TADJSP/SQFT		$120.85	$141.83	$111.61	$132.45	$142.56
Total Adj Factors	$90,400	$77,700	$72,500	$52,800	$58,200	$64,200
Adjusted Sale Price		$181,400	$194,900	$150,100	$167,700	$191,000
Comparable Estimate	$177,000 ($110.07/SFLA)					

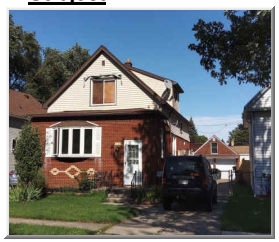
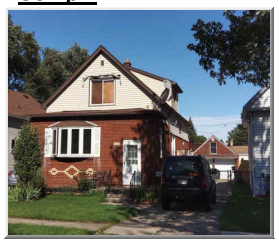
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-42	91.18-7-39	91.18-2-29	91.18-2-8	102.21-5-15	91.77-3-4
Owner	Gay, Alex J	Johnson, Frederick D	Canzoneri, Dominick P	Moore, Letitia	A & Z BD, Inc.	Sniatecki, Steve
Address	171 Mildred Dr	149 Mildred Dr	39 Awood Pl	18 Crestwood Pl	25 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	220 2 Family Res
Neighborhood	107	107	107	107	105	105
School Code	143001	143001	143003	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 140	40 x 140	35 x 120	50 x 120	35 x 133	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	12 Duplex	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	06 Stucco	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1934 / 0	1943 / 0	1937 / 0	1942 / 0	1927 / 0	1936 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1056	924	853	1007	891
2nd Sty Area	1008	0	924	825	902	861
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	2174	1626	1848	1678	1909	1752
Att/Det Gar Sqft	280	418	420	475	360	336
Prior Land	$15,400					
Prior Total	$123,300					
Comp Land Estimate	$17,200	$11,900	$9,600	$13,000	$9,000	$8,000
Sale Date		7/28/2020	12/19/2018	3/8/2019	1/17/2020	10/2/2020
Sale Price		$142,000	$151,120	$127,900	$85,000	$130,000
Time Adj Sale Price		$142,000	$159,700	$133,500	$85,900	$130,000
TADJSP/SQFT		$87.33	$86.42	$79.56	$45.00	$74.20
Total Adj Factors	$73,400	$64,800	$87,400	$35,500	$35,500	$33,600
Adjusted Sale Price		$150,600	$145,700	$171,400	$123,800	$169,800
Comparable Estimate	$152,300 ($70.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-6	91.18-3-29	91.18-3-3	91.18-10-28	91.18-7-14	91.18-8-35
Owner	Graziano, Mark J	Weber, Matthew	Rivera, Kjuan	Allan, Danielle J	Medina, Shawna L	Krawczyk, Heather L
Address	164 Mildred Dr	37 Dellwood Pl	47 Dellwood Pl	17 Verdun Pl	138 Toelsin Rd	93 Andres 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	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 139	35 x 120	35 x 120	50 x 120	50 x 140	69 x 96
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1917 / 0	1927 / 0	1932 / 0	1951 / 0	1948 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.7	1.0	1.0
Bedrooms	4	2	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	744	264	620	852	1396	1248
2nd Sty Area	744	720	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 480
SFLA	1488	984	975	1491	1396	1248
Att/Det Gar Sqft	484	240		528	638	528
Prior Land	$15,900					
Prior Total	$92,000					
Comp Land Estimate	$17,600	$9,600	$9,600	$13,000	$14,000	$13,700
Sale Date		2/8/2019	5/31/2019	6/26/2020	1/10/2020	9/23/2020
Sale Price		$81,000	$91,000	$172,500	$167,000	$177,000
Time Adj Sale Price		$84,800	$94,400	$172,800	$168,700	$177,000
TADJSP/SQFT		$86.18	$96.82	$115.90	$120.85	$141.83
Total Adj Factors	$59,100	$38,200	$34,700	$68,000	$77,700	$72,500
Adjusted Sale Price		$105,700	$118,800	$163,900	$150,100	$163,600
Comparable Estimate	$140,400 ($94.35/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-40	91.18-3-29	91.18-3-3	91.18-8-35	91.18-7-14	91.18-8-19
Owner	Serafini, Philip A	Weber, Matthew	Rivera, Kjuan	Krawczyk, Heather L	Medina, Shawna L	Perez, Eloy Jr
Address	155 Mildred Dr	37 Dellwood Pl	47 Dellwood Pl	93 Andres Pl	138 Toelsin Rd	86 Mildred 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	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 140	35 x 120	35 x 120	69 x 96	50 x 140	50 x 139
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1927 / 0	1932 / 0	1968 / 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 95	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.0	1.0	1.5
Bedrooms	4	2	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 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	976	264	620	1248	1396	630
2nd Sty Area	96	720	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 480	0 600	0 0
SFLA	1216	984	975	1248	1396	1020
Att/Det Gar Sqft	440	240		528	638	242
Prior Land	$13,500					
Prior Total	$95,400					
Comp Land Estimate	$15,600	$9,600	$9,600	$13,700	$14,000	$14,000
Sale Date		2/8/2019	5/31/2019	9/23/2020	1/10/2020	6/9/2020
Sale Price		$81,000	$91,000	$177,000	$167,000	$97,000
Time Adj Sale Price		$84,800	$94,400	$177,000	$168,700	$97,200
TADJSP/SQFT		$86.18	$96.82	$141.83	$120.85	$95.29
Total Adj Factors	$50,100	$38,200	$34,700	$72,500	$77,700	$50,200
Adjusted Sale Price		$96,700	$109,800	$154,600	$141,100	$97,100
Comparable Estimate	$119,900 ($98.6/SFLA)					

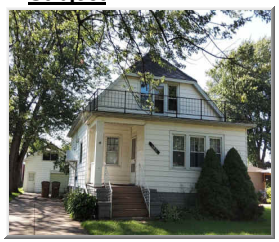
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-39	91.18-7-39	91.18-2-29	91.18-2-8	91.77-3-4	102.21-6-27
Owner	Johnson, Frederick D	Johnson, Frederick D	Canzoneri, Dominick P	Moore, Letitia	Sniatecki, Steve	Griffin, Dajour
Address	149 Mildred Dr	149 Mildred Dr	39 Awood Pl	18 Crestwood Pl	2559 Genesee St	125 Peach Tree Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	107	107	107	107	105	105
School Code	143001	143001	143003	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 140	40 x 140	35 x 120	50 x 120	35 x 120	35 x 121
Building Style	08 Old style	08 Old style	08 Old style	12 Duplex	08 Old style	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	06 Stucco	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1937 / 0	1942 / 0	1936 / 0	1927 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 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	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1056	924	853	891	1028
2nd Sty Area	0	0	924	825	861	0
Fin Bsmt/Fin Rec Rm	0 500	0 500	0 0	0 0	0 0	0 0
SFLA	1626	1626	1848	1678	1752	1592
Att/Det Gar Sqft	418	418	420	475	336	396
Prior Land	$9,900					
Prior Total	$99,100					
Comp Land Estimate	$11,900	$11,900	$9,600	$13,000	$8,000	$8,000
Sale Date		7/28/2020	12/19/2018	3/8/2019	10/2/2020	3/16/2020
Sale Price		$142,000	$151,120	$127,900	$130,000	$100,000
Time Adj Sale Price		$142,000	$159,700	$133,500	$130,000	$100,700
TADJSP/SQFT		$87.33	$86.42	$79.56	$74.20	$63.25
Total Adj Factors	$64,800	$64,800	$87,400	$35,500	$33,600	$31,900
Adjusted Sale Price		$142,000	$137,100	$162,800	$161,200	$133,600
Comparable Estimate	$147,300 ($90.59/SFLA)					

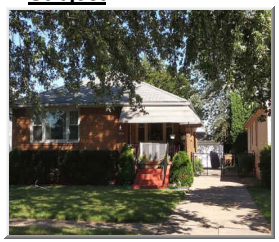
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

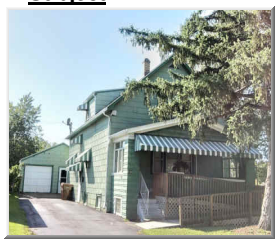
Roll Year: 2021
Option : 107_ENPM_OPTIONS

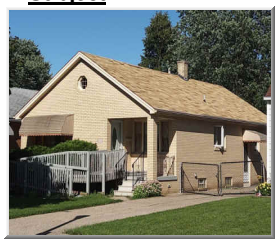
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-8	91.18-8-35	91.18-7-14	91.18-8-28	91.18-5-45	91.18-3-47
Owner	Nguyen Ngochanh T	Krawczyk, Heather L	Medina, Shawna L	Sobkowiak, Lyndsey	Soler, Leah A	Clement, Crystal L
Address	146 Mildred Dr	93 Andres Pl	138 Toelsin Rd	61 Andres Pl	135 Wheaton Dr	31 Crestwood 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 139	69 x 96	50 x 140	53 x 96	70 x 107	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	01 Wood	04 Composition
Year Built/Eff Yr Built	1950 / 0	1968 / 0	1948 / 0	1965 / 0	1953 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 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	1296	1248	1396	1156	1023	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 600	0 0	0 0	0 0
SFLA	1296	1248	1396	1156	1023	1008
Att/Det Gar Sqft	280	528	638	352	440	
Prior Land	$15,900					
Prior Total	$118,000					
Comp Land Estimate	$17,600	$13,700	$14,000	$12,000	$14,600	$13,000
Sale Date		9/23/2020	1/10/2020	7/31/2019	5/12/2020	9/25/2020
Sale Price		$177,000	$167,000	$160,000	$135,000	$112,500
Time Adj Sale Price		$177,000	$168,700	$164,800	$135,500	$112,500
TADJSP/SQFT		$141.83	$120.85	$142.56	$132.45	$111.61
Total Adj Factors	$71,400	$72,500	$77,700	$64,200	$58,200	$52,800
Adjusted Sale Price		$175,900	$162,400	$172,000	$148,700	$131,100
Comparable Estimate	$158,000 ($121.91/SFLA)					

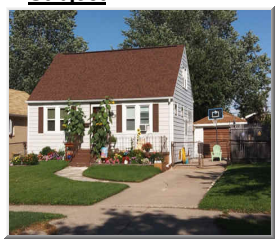
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-38	91.18-3-3	91.18-3-29	91.18-8-19	91.18-5-45	91.18-8-35
Owner	Mages, Natalie S	Rivera, Kjuan	Weber, Matthew	Perez, Eloy Jr	Soler, Leah A	Krawczyk, Heather L
Address	141 Mildred Dr	47 Dellwood Pl	37 Dellwood Pl	86 Mildred Dr	135 Wheaton Dr	93 Andres 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	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 140	35 x 120	35 x 120	50 x 139	70 x 107	69 x 96
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1932 / 0	1932 / 0	1927 / 0	1952 / 0	1953 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.7	2.0	1.5	1.0	1.0
Bedrooms	4	4	2	4	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	976	620	264	630	1023	1248
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 480
SFLA	1105	975	984	1020	1023	1248
Att/Det Gar Sqft	360		240	242	440	528
Prior Land	$9,900					
Prior Total	$90,300					
Comp Land Estimate	$11,900	$9,600	$9,600	$14,000	$14,600	$13,700
Sale Date		5/31/2019	2/8/2019	6/9/2020	5/12/2020	9/23/2020
Sale Price		$91,000	$81,000	$97,000	$135,000	$177,000
Time Adj Sale Price		$94,400	$84,800	$97,200	$135,500	$177,000
TADJSP/SQFT		$96.82	$86.18	$95.29	$132.45	$141.83
Total Adj Factors	$47,700	$34,700	$38,200	$50,200	$58,200	$72,500
Adjusted Sale Price		$107,400	$94,300	$94,700	$125,000	$152,200
Comparable Estimate	$114,700 ($103.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-9	91.18-3-3	91.18-3-29	91.18-8-35	91.18-7-14	91.18-8-19
Owner	Chowdhury, Mustafa Re	Rivera, Kjuan	Weber, Matthew	Krawczyk, Heather L	Medina, Shawna L	Perez, Eloy Jr
Address	140 Mildred Dr	47 Dellwood Pl	37 Dellwood Pl	93 Andres Pl	138 Toelsin Rd	86 Mildred 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	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 139	35 x 120	35 x 120	69 x 96	50 x 140	50 x 139
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1933 / 0	1932 / 0	1927 / 0	1968 / 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 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.7	2.0	1.0	1.0	1.5
Bedrooms	4	4	2	3	3	4
Full/Half Baths	1 / 1	2 / 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	976	620	264	1248	1396	630
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 480	0 600	0 0
SFLA	1216	975	984	1248	1396	1020
Att/Det Gar Sqft	378		240	528	638	242
Prior Land	$15,900					
Prior Total	$98,500					
Comp Land Estimate	$17,600	$9,600	$9,600	$13,700	$14,000	$14,000
Sale Date		5/31/2019	2/8/2019	9/23/2020	1/10/2020	6/9/2020
Sale Price		$91,000	$81,000	$177,000	$167,000	$97,000
Time Adj Sale Price		$94,400	$84,800	$177,000	$168,700	$97,200
TADJSP/SQFT		$96.82	$86.18	$141.83	$120.85	$95.29
Total Adj Factors	$52,100	$34,700	$38,200	$72,500	$77,700	$50,200
Adjusted Sale Price		$111,800	$98,700	$156,600	$143,100	$99,100
Comparable Estimate	$121,900 ($100.25/SFLA)					

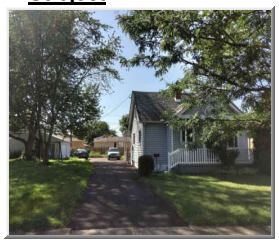
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-37	91.18-8-35	91.18-7-14	91.18-8-28	91.18-5-45	91.18-13-16
Owner	Jaworowicz, Christine L	Krawczyk, Heather L	Medina, Shawna L	Sobkowiak, Lyndsey	Soler, Leah A	Royster, Marjorie A
Address	139 Mildred Dr	93 Andres Pl	138 Toelsin Rd	61 Andres Pl	135 Wheaton Dr	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 140	69 x 96	50 x 140	53 x 96	70 x 107	80 x 94
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	01 Wood	02 Brick
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1948 / 0	1965 / 0	1953 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1267	1248	1396	1156	1023	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 600	0 0	0 0	0 0
SFLA	1267	1248	1396	1156	1023	1248
Att/Det Gar Sqft	440	528	638	352	440	308
Prior Land	$9,900					
Prior Total	$95,800					
Comp Land Estimate	$11,900	$13,700	$14,000	$12,000	$14,600	$14,500
Sale Date		9/23/2020	1/10/2020	7/31/2019	5/12/2020	1/21/2020
Sale Price		$177,000	$167,000	$160,000	$135,000	$135,000
Time Adj Sale Price		$177,000	$168,700	$164,800	$135,500	$136,400
TADJSP/SQFT		$141.83	$120.85	$142.56	$132.45	$109.29
Total Adj Factors	$69,200	$72,500	$77,700	$64,200	$58,200	$69,400
Adjusted Sale Price		$173,700	$160,200	$169,800	$146,500	$136,200
Comparable Estimate	$157,300 ($124.15/SFLA)					

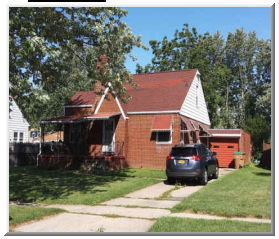
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-10	91.18-3-29	91.18-3-3	91.18-10-28	91.18-7-14	102.23-4-2
Owner	Harnett, Patricia	Weber, Matthew	Rivera, Kjuan	Allan, Danielle J	Medina, Shawna L	Sarkar, Muhammad FK
Address	136 Mildred Dr	37 Dellwood Pl	47 Dellwood Pl	17 Verdun Pl	138 Toelsin Rd	106 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 139	35 x 120	35 x 120	50 x 120	50 x 140	40 x 120
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1912 / 0	1927 / 0	1932 / 0	1951 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 95	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.7	1.7	1.0	1.5
Bedrooms	5	2	4	3	3	3
Full/Half Baths	3 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1056	264	620	852	1396	1268
2nd Sty Area	0	720	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 600	0 0
SFLA	1716	984	975	1491	1396	1632
Att/Det Gar Sqft	330	240		528	638	280
Prior Land	$9,800					
Prior Total	$123,700					
Comp Land Estimate	$11,800	$9,600	$9,600	$13,000	$14,000	$11,000
Sale Date		2/8/2019	5/31/2019	6/26/2020	1/10/2020	10/16/2020
Sale Price		$81,000	$91,000	$172,500	$167,000	$150,000
Time Adj Sale Price		$84,800	$94,400	$172,800	$168,700	$150,000
TADJSP/SQFT		$86.18	$96.82	$115.90	$120.85	$91.91
Total Adj Factors	$64,600	$38,200	$34,700	$68,000	$77,700	$70,100
Adjusted Sale Price		$111,200	$124,300	$169,400	$155,600	$144,500
Comparable Estimate	$141,000 ($82.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-36	91.18-8-35	91.18-5-45	91.18-7-14	91.18-8-28	91.18-6-35
Owner	Drzewiecki, Frank C	Krawczyk, Heather L	Soler, Leah A	Medina, Shawna L	Sobkowiak, Lyndsey	Harris, Denise
Address	135 Mildred Dr	93 Andres Pl	135 Wheaton Dr	138 Toelsin Rd	61 Andres Pl	135 Toelsin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 140	69 x 96	70 x 107	50 x 140	53 x 96	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1968 / 0	1953 / 0	1948 / 0	1965 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	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	1148	1248	1023	1396	1156	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 480	0 0	0 600	0 0	0 432
SFLA	1148	1248	1023	1396	1156	944
Att/Det Gar Sqft	735	528	440	638	352	320
Prior Land	$9,900					
Prior Total	$115,200					
Comp Land Estimate	$11,900	$13,700	$14,600	$14,000	$12,000	$14,000
Sale Date		9/23/2020	5/12/2020	1/10/2020	7/31/2019	11/6/2019
Sale Price		$177,000	$135,000	$167,000	$160,000	$135,000
Time Adj Sale Price		$177,000	$135,500	$168,700	$164,800	$137,300
TADJSP/SQFT		$141.83	$132.45	$120.85	$142.56	$145.44
Total Adj Factors	$71,700	$72,500	$58,200	$77,700	$64,200	$57,900
Adjusted Sale Price		$176,200	$149,000	$162,700	$172,300	$151,100
Comparable Estimate	$162,300 ($141.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-35	91.18-8-19	91.18-7-28	91.18-1-7	91.79-3-23	91.18-10-28
Owner	Dziedzic, Robert J	Perez, Eloy Jr	Kubiak, Stanley J	Baylor, Eric	Randle, Bridget D	Allan, Danielle J
Address	133 Mildred Dr	86 Mildred Dr	87 Mildred Dr	46 Awood Pl	151 Kilbourne Rd	17 Verdun 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	107	107	107	107	107	107
School Code	143001	143001	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 139	50 x 140	70 x 120	40 x 120	50 x 120
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	1952 / 0	1948 / 0	1947 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	4	3	4	3	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	760	630	720	756	754	852
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	1140	1020	1075	1116	1131	1491
Att/Det Gar Sqft	240	242	309	400	280	528
Prior Land	$12,300					
Prior Total	$84,600					
Comp Land Estimate	$14,000	$14,000	$14,000	$15,400	$11,000	$13,000
Sale Date		6/9/2020	9/23/2019	4/9/2020	12/16/2019	6/26/2020
Sale Price		$97,000	$113,000	$132,500	$145,000	$172,500
Time Adj Sale Price		$97,200	$115,700	$133,200	$146,900	$172,800
TADJSP/SQFT		$95.29	$107.63	$119.35	$129.89	$115.90
Total Adj Factors	$53,000	$50,200	$52,900	$54,800	$51,000	$68,000
Adjusted Sale Price		$100,000	$115,800	$131,400	$148,900	$157,800
Comparable Estimate	$130,800 ($114.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-11	91.18-8-35	91.18-8-28	91.18-5-45	91.18-7-14	91.18-6-35
Owner	Weltz, Phyllis M	Krawczyk, Heather L	Sobkowiak, Lyndsey	Soler, Leah A	Medina, Shawna L	Harris, Denise
Address	132 Mildred Dr	93 Andres Pl	61 Andres Pl	135 Wheaton Dr	138 Toelsin Rd	135 Toelsin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 139	69 x 96	53 x 96	70 x 107	50 x 140	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1968 / 0	1965 / 0	1953 / 0	1948 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1148	1248	1156	1023	1396	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 0	0 0	0 600	0 432
SFLA	1148	1248	1156	1023	1396	944
Att/Det Gar Sqft	480	528	352	440	638	320
Prior Land	$9,800					
Prior Total	$113,000					
Comp Land Estimate	$11,800	$13,700	$12,000	$14,600	$14,000	$14,000
Sale Date		9/23/2020	7/31/2019	5/12/2020	1/10/2020	11/6/2019
Sale Price		$177,000	$160,000	$135,000	$167,000	$135,000
Time Adj Sale Price		$177,000	$164,800	$135,500	$168,700	$137,300
TADJSP/SQFT		$141.83	$142.56	$132.45	$120.85	$145.44
Total Adj Factors	$70,500	$72,500	$64,200	$58,200	$77,700	$57,900
Adjusted Sale Price		$175,000	$171,100	$147,800	$161,500	$149,900
Comparable Estimate	$161,100 ($140.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-12.1	91.18-10-28	102.23-4-2	91.18-4-10	91.18-6-42	91.18-8-19
Owner	McCrorey, Tony C	Allan, Danielle J	Sarkar, Muhammad FK	Tague, Jessica A	Vazquez, Dominic A	Perez, Eloy Jr
Address	128 Mildred Dr	17 Verdun Pl	106 Grand Blvd	85 Beryl Dr	171 Toelsin Rd	86 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 139	50 x 120	40 x 120	91 x 174	50 x 140	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1951 / 0	1947 / 0	1952 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / Y	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1022	852	1268	1319	1024	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 700	0 432	0 0
SFLA	1806	1491	1632	1829	1536	1020
Att/Det Gar Sqft	720	528	280	480	484	242
Prior Land	$17,200					
Prior Total	$117,300					
Comp Land Estimate	$18,700	$13,000	$11,000	$20,400	$14,000	$14,000
Sale Date		6/26/2020	10/16/2020	9/30/2019	11/9/2018	6/9/2020
Sale Price		$172,500	$150,000	$159,900	$139,900	$97,000
Time Adj Sale Price		$172,800	$150,000	$163,700	$148,700	$97,200
TADJSP/SQFT		$115.90	$91.91	$89.50	$96.81	$95.29
Total Adj Factors	$86,500	$68,000	$70,100	$106,900	$80,100	$50,200
Adjusted Sale Price		$191,300	$166,400	$143,300	$155,100	$133,500
Comparable Estimate	$157,900 ($87.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-34	91.18-10-28	91.18-8-19	91.18-3-50	91.18-7-28	91.79-3-12
Owner	Oflazoglu, Meleki	Allan, Danielle J	Perez, Eloy Jr	Ciffa-Koszuta, James J	Kubiak, Stanley J	Alexander, Joel III
Address	127 Mildred Dr	17 Verdun Pl	86 Mildred Dr	19 Crestwood Pl	87 Mildred Dr	126 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 140	50 x 120	50 x 139	50 x 120	50 x 140	46 x 120
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	06 Stucco	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1951 / 0	1952 / 0	1950 / 0	1948 / 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 No	2 Hot air Yes	2 Hot air Yes	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	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	852	630	912	720	812
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	1404	1491	1020	1354	1075	1397
Att/Det Gar Sqft	200	528	242		309	480
Prior Land	$13,500					
Prior Total	$107,817					
Comp Land Estimate	$15,600	$13,000	$14,000	$13,000	$14,000	$12,200
Sale Date		6/26/2020	6/9/2020	8/30/2019	9/23/2019	7/1/2019
Sale Price		$172,500	$97,000	$106,000	$113,000	$125,000
Time Adj Sale Price		$172,800	$97,200	$108,800	$115,700	$128,800
TADJSP/SQFT		$115.90	$95.29	$80.35	$107.63	$92.20
Total Adj Factors	$67,600	$68,000	$50,200	$55,300	$52,900	$63,800
Adjusted Sale Price		$172,400	$114,600	$121,100	$130,400	$132,600
Comparable Estimate	$134,200 ($95.58/SFLA)					

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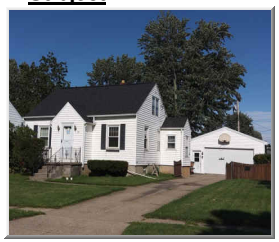
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-33	91.18-8-19	91.18-10-28	91.18-7-28	91.18-3-50	102.23-4-21
Owner	Hernandez, Charles	Perez, Eloy Jr	Allan, Danielle J	Kubiak, Stanley J	Ciffa-Koszuta, James J	Gordils, LynJeanette E
Address	121 Mildred Dr	86 Mildred Dr	17 Verdun Pl	87 Mildred Dr	19 Crestwood Pl	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143003	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 140	50 x 139	50 x 120	50 x 140	50 x 120	51 x 120
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	06 Stucco	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1951 / 0	1948 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	3	4	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	924	630	852	720	912	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1321	1020	1491	1075	1354	1208
Att/Det Gar Sqft	24	242	528	309		280
Prior Land	$15,400					
Prior Total	$101,100					
Comp Land Estimate	$17,200	$14,000	$13,000	$14,000	$13,000	$13,100
Sale Date		6/9/2020	6/26/2020	9/23/2019	8/30/2019	3/24/2020
Sale Price		$97,000	$172,500	$113,000	$106,000	$131,000
Time Adj Sale Price		$97,200	$172,800	$115,700	$108,800	$131,900
TADJSP/SQFT		$95.29	$115.90	$107.63	$80.35	$109.19
Total Adj Factors	$60,200	$50,200	$68,000	$52,900	$55,300	$58,300
Adjusted Sale Price		$107,200	$165,000	$123,000	$113,700	$133,800
Comparable Estimate	$128,500 ($97.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-15	91.18-8-19	91.18-7-28	91.79-3-23	102.23-4-21	91.18-10-28
Owner	Opera, Kathleen M	Perez, Eloy Jr	Kubiak, Stanley J	Randle, Bridget D	Gordils, LynJeanette E	Allan, Danielle J
Address	114 Mildred Dr	86 Mildred Dr	87 Mildred Dr	151 Kilbourne Rd	101 Kilbourne Rd	17 Verdun 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 139	50 x 139	50 x 140	40 x 120	51 x 120	50 x 120
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	1951 / 0	1952 / 0	1948 / 0	1948 / 0	1950 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.7
Bedrooms	2	4	3	3	3	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	752	630	720	754	816	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1152	1020	1075	1131	1208	1491
Att/Det Gar Sqft	264	242	309	280	280	528
Prior Land	$12,300					
Prior Total	$74,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$11,000	$13,100	$13,000
Sale Date		6/9/2020	9/23/2019	12/16/2019	3/24/2020	6/26/2020
Sale Price		$97,000	$113,000	$145,000	$131,000	$172,500
Time Adj Sale Price		$97,200	$115,700	$146,900	$131,900	$172,800
TADJSP/SQFT		$95.29	$107.63	$129.89	$109.19	$115.90
Total Adj Factors	$55,100	$50,200	$52,900	$51,000	$58,300	$68,000
Adjusted Sale Price		$102,100	$117,900	$151,000	$128,700	$159,900
Comparable Estimate	$131,900 ($114.5/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-14	91.18-10-28	91.18-8-19	102.23-4-5	91.18-3-50	102.23-4-2
Owner	Ruhland Donald F	Allan, Danielle J	Perez, Eloy Jr	Hickey, Catherine L	Ciffa-Koszuta, James J	Sarkar, Muhammad FK
Address	120 Mildred Dr	17 Verdun Pl	86 Mildred Dr	94 Grand Blvd	19 Crestwood Pl	106 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143003	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 139	50 x 120	50 x 139	40 x 120	50 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	06 Stucco	02 Brick
Year Built/Eff Yr Built	1952 / 0	1951 / 0	1952 / 0	1948 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1056	852	630	916	912	1268
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	1456	1491	1020	1489	1354	1632
Att/Det Gar Sqft	400	528	242	210		280
Prior Land	$12,300					
Prior Total	$101,900					
Comp Land Estimate	$14,000	$13,000	$14,000	$11,000	$13,000	$11,000
Sale Date		6/26/2020	6/9/2020	11/20/2019	8/30/2019	10/16/2020
Sale Price		$172,500	$97,000	$140,000	$106,000	$150,000
Time Adj Sale Price		$172,800	$97,200	$142,300	$108,800	$150,000
TADJSP/SQFT		$115.90	$95.29	$95.57	$80.35	$91.91
Total Adj Factors	$67,100	$68,000	$50,200	$70,000	$55,300	$70,100
Adjusted Sale Price		$171,900	$114,100	$139,400	$120,600	$147,000
Comparable Estimate	$138,600 ($95.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-32	91.18-3-3	91.18-3-29	91.18-8-19	91.18-5-45	91.18-6-35
Owner	Olivieri, Zelinda	Rivera, Kjuan	Weber, Matthew	Perez, Eloy Jr	Soler, Leah A	Harris, Denise
Address	113 Mildred Dr	47 Dellwood Pl	37 Dellwood Pl	86 Mildred Dr	135 Wheaton Dr	135 Toelsin 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	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	35 x 120	35 x 120	50 x 139	70 x 107	50 x 140
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1950 / 0	1932 / 0	1927 / 0	1952 / 0	1953 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	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	0 / N	0 / N	0 / N
Stories	1.0	1.7	2.0	1.5	1.0	1.0
Bedrooms	3	4	2	4	3	2
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	1006	620	264	630	1023	944
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 432
SFLA	1006	975	984	1020	1023	944
Att/Det Gar Sqft	484		240	242	440	320
Prior Land	$12,300					
Prior Total	$80,400					
Comp Land Estimate	$14,000	$9,600	$9,600	$14,000	$14,600	$14,000
Sale Date		5/31/2019	2/8/2019	6/9/2020	5/12/2020	11/6/2019
Sale Price		$91,000	$81,000	$97,000	$135,000	$135,000
Time Adj Sale Price		$94,400	$84,800	$97,200	$135,500	$137,300
TADJSP/SQFT		$96.82	$86.18	$95.29	$132.45	$145.44
Total Adj Factors	$42,700	$34,700	$38,200	$50,200	$58,200	$57,900
Adjusted Sale Price		$102,400	$89,300	$89,700	$120,000	$122,100
Comparable Estimate	$104,700 ($104.08/SFLA)					

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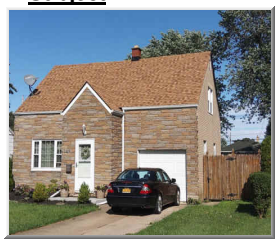
Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-31	91.18-10-28	91.18-8-19	91.18-7-28	102.23-4-5	91.79-3-12
Owner	Burnell, Andrew D	Allan, Danielle J	Perez, Eloy Jr	Kubiak, Stanley J	Hickey, Catherine L	Alexander, Joel III
Address	109 Mildred Dr	17 Verdun Pl	86 Mildred Dr	87 Mildred Dr	94 Grand Blvd	126 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 140	50 x 120	50 x 139	50 x 140	40 x 120	46 x 120
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	1942 / 0	1951 / 0	1952 / 0	1948 / 0	1948 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	777	852	630	720	916	812
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	1437	1491	1020	1075	1489	1397
Att/Det Gar Sqft	270	528	242	309	210	480
Prior Land	$11,100					
Prior Total	$88,200					
Comp Land Estimate	$13,000	$13,000	$14,000	$14,000	$11,000	$12,200
Sale Date		6/26/2020	6/9/2020	9/23/2019	11/20/2019	7/1/2019
Sale Price		$172,500	$97,000	$113,000	$140,000	$125,000
Time Adj Sale Price		$172,800	$97,200	$115,700	$142,300	$128,800
TADJSP/SQFT		$115.90	$95.29	$107.63	$95.57	$92.20
Total Adj Factors	$65,900	$68,000	$50,200	$52,900	$70,000	$63,800
Adjusted Sale Price		$170,700	$112,900	$128,700	$138,200	$130,900
Comparable Estimate	$136,300 ($94.85/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-16	91.18-8-35	91.18-7-14	91.18-8-28	91.18-13-16	91.18-5-45
Owner	Weigand, Robert J	Krawczyk, Heather L	Medina, Shawna L	Sobkowiak, Lyndsey	Royster, Marjorie A	Soler, Leah A
Address	108 Mildred Dr	93 Andres Pl	138 Toelsin Rd	61 Andres Pl	430 George Urban Blvd	135 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 139	69 x 96	50 x 140	53 x 96	80 x 94	70 x 107
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	01 Wood
Year Built/Eff Yr Built	1959 / 0	1968 / 0	1948 / 0	1965 / 0	1965 / 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	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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1248	1396	1156	1248	1023
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 600	0 0	0 0	0 0
SFLA	1296	1248	1396	1156	1248	1023
Att/Det Gar Sqft	264	528	638	352	308	440
Prior Land	$12,900					
Prior Total	$106,000					
Comp Land Estimate	$14,700	$13,700	$14,000	$12,000	$14,500	$14,600
Sale Date		9/23/2020	1/10/2020	7/31/2019	1/21/2020	5/12/2020
Sale Price		$177,000	$167,000	$160,000	$135,000	$135,000
Time Adj Sale Price		$177,000	$168,700	$164,800	$136,400	$135,500
TADJSP/SQFT		$141.83	$120.85	$142.56	$109.29	$132.45
Total Adj Factors	$71,000	$72,500	$77,700	$64,200	$69,400	$58,200
Adjusted Sale Price		$175,500	$162,000	$171,600	$138,000	$148,300
Comparable Estimate	$159,100 ($122.76/SFLA)					

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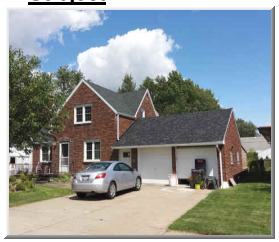
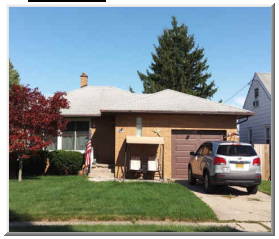
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-30	91.18-7-14	91.18-8-35	91.18-8-28	91.18-5-45	91.18-6-35
Owner	Swartz, Robert E	Medina, Shawna L	Krawczyk, Heather L	Sobkowiak, Lyndsey	Soler, Leah A	Harris, Denise
Address	105 Mildred Dr	138 Toelsin Rd	93 Andres Pl	61 Andres Pl	135 Wheaton Dr	135 Toelsin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 140	69 x 96	53 x 96	70 x 107	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1937 / 0	1948 / 0	1968 / 0	1965 / 0	1953 / 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 No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1292	1396	1248	1156	1023	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 480	0 0	0 0	0 432
SFLA	1292	1396	1248	1156	1023	944
Att/Det Gar Sqft	484	638	528	352	440	320
Prior Land	$12,300					
Prior Total	$108,100					
Comp Land Estimate	$14,000	$14,000	$13,700	$12,000	$14,600	$14,000
Sale Date		1/10/2020	9/23/2020	7/31/2019	5/12/2020	11/6/2019
Sale Price		$167,000	$177,000	$160,000	$135,000	$135,000
Time Adj Sale Price		$168,700	$177,000	$164,800	$135,500	$137,300
TADJSP/SQFT		$120.85	$141.83	$142.56	$132.45	$145.44
Total Adj Factors	$77,000	$77,700	$72,500	$64,200	$58,200	$57,900
Adjusted Sale Price		$168,000	$181,500	$177,600	$154,300	$156,400
Comparable Estimate	$167,600 ($129.72/SFLA)					

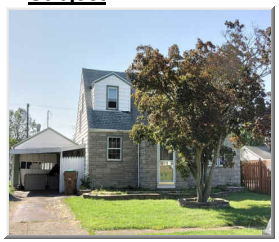
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

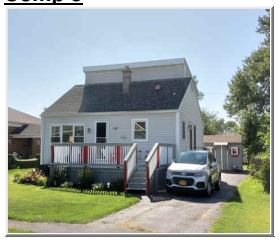
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-17	91.79-3-16	91.18-10-28	102.23-4-2	91.18-7-14	91.18-11-16
Owner	D'Andrea, Christian F	Aja, Nicholas M	Allan, Danielle J	Sarkar, Muhammad FK	Medina, Shawna L	Truong, Lieu T
Address	100 Mildred Dr	123 Kilbourne Rd	17 Verdun Pl	106 Grand Blvd	138 Toelsin Rd	29 Woodrow 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 139	40 x 120	50 x 120	40 x 120	50 x 140	59 x 102
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1951 / 0	1947 / 0	1948 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	1.0	1.0
Bedrooms	4	5	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 2
1st Sty Area	1286	624	852	1268	1396	1536
2nd Sty Area	1222	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	444 0
SFLA	2508	1248	1491	1632	1396	1980
Att/Det Gar Sqft	1,400	308	528	280	638	
Prior Land	$18,400					
Prior Total	$136,000					
Comp Land Estimate	$19,800	$11,000	$13,000	$11,000	$14,000	$13,100
Sale Date		9/10/2020	6/26/2020	10/16/2020	1/10/2020	7/17/2018
Sale Price		$160,330	$172,500	$150,000	$167,000	$142,000
Time Adj Sale Price		$160,300	$172,800	$150,000	$168,700	$154,400
TADJSP/SQFT		$128.45	$115.90	$91.91	$120.85	$77.98
Total Adj Factors	$125,200	$60,300	$68,000	$70,100	$77,700	$94,500
Adjusted Sale Price		$225,200	$230,000	$205,100	$216,200	$185,100
Comparable Estimate	$212,300 ($84.65/SFLA)					

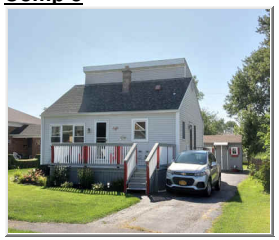
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-29.1	102.23-4-2	91.18-10-28	91.18-8-19	91.18-7-28	102.23-4-5
Owner	Waliczek, Grazyna	Sarkar, Muhammad FK	Allan, Danielle J	Perez, Eloy Jr	Kubiak, Stanley J	Hickey, Catherine L
Address	95 Mildred Dr	106 Grand Blvd	17 Verdun Pl	86 Mildred Dr	87 Mildred Dr	94 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 140	40 x 120	50 x 120	50 x 139	50 x 140	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 0	1947 / 0	1951 / 0	1952 / 0	1948 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	974	1268	852	630	720	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	1677	1632	1491	1020	1075	1489
Att/Det Gar Sqft	480	280	528	242	309	210
Prior Land	$14,500					
Prior Total	$114,800					
Comp Land Estimate	$16,400	$11,000	$13,000	$14,000	$14,000	$11,000
Sale Date		10/16/2020	6/26/2020	6/9/2020	9/23/2019	11/20/2019
Sale Price		$150,000	$172,500	$97,000	$113,000	$140,000
Time Adj Sale Price		$150,000	$172,800	$97,200	$115,700	$142,300
TADJSP/SQFT		$91.91	$115.90	$95.29	$107.63	$95.57
Total Adj Factors	$79,600	$70,100	$68,000	$50,200	$52,900	$70,000
Adjusted Sale Price		$159,500	$184,400	$126,600	$142,400	$151,900
Comparable Estimate	$153,000 ($91.23/SFLA)					

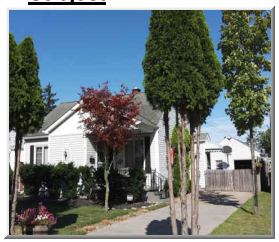
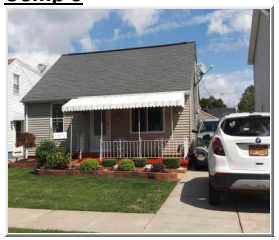
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

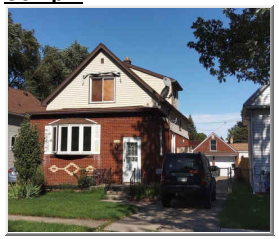
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-29.2	91.18-7-14	91.18-8-35	91.18-8-28	91.18-13-16	91.18-5-45
Owner	O'Hare Patrick J	Medina, Shawna L	Krawczyk, Heather L	Sobkowiak, Lyndsey	Royster, Marjorie A	Soler, Leah A
Address	91 Mildred Dr	138 Toelsin Rd	93 Andres Pl	61 Andres Pl	430 George Urban Blvd	135 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 140	50 x 140	69 x 96	53 x 96	80 x 94	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	01 Wood
Year Built/Eff Yr Built	1956 / 0	1948 / 0	1968 / 0	1965 / 0	1965 / 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	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1361	1396	1248	1156	1248	1023
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 480	0 0	0 0	0 0
SFLA	1361	1396	1248	1156	1248	1023
Att/Det Gar Sqft	375	638	528	352	308	440
Prior Land	$12,600					
Prior Total	$113,000					
Comp Land Estimate	$14,300	$14,000	$13,700	$12,000	$14,500	$14,600
Sale Date		1/10/2020	9/23/2020	7/31/2019	1/21/2020	5/12/2020
Sale Price		$167,000	$177,000	$160,000	$135,000	$135,000
Time Adj Sale Price		$168,700	$177,000	$164,800	$136,400	$135,500
TADJSP/SQFT		$120.85	$141.83	$142.56	$109.29	$132.45
Total Adj Factors	$79,700	$77,700	$72,500	$64,200	$69,400	$58,200
Adjusted Sale Price		$170,700	$184,200	$180,300	$146,700	$157,000
Comparable Estimate	$167,800 ($123.29/SFLA)					

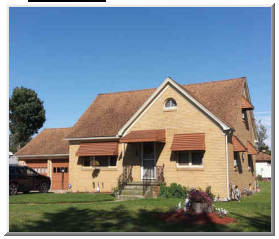
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-18	91.18-8-19	91.18-7-28	91.79-3-23	102.23-4-21	91.18-1-7
Owner	Montgomery, Marcus A	Perez, Eloy Jr	Kubiak, Stanley J	Randle, Bridget D	Gordils, LynJeanette E	Baylor, Eric
Address	90 Mildred Dr	86 Mildred Dr	87 Mildred Dr	151 Kilbourne Rd	101 Kilbourne Rd	46 Awood 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 139	50 x 139	50 x 140	40 x 120	51 x 120	70 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1948 / 0	1948 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / 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	3	3	3	4
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	960	630	720	754	816	756
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	960	1020	1075	1131	1208	1116
Att/Det Gar Sqft	308	242	309	280	280	400
Prior Land	$12,300					
Prior Total	$80,900					
Comp Land Estimate	$14,000	$14,000	$14,000	$11,000	$13,100	$15,400
Sale Date		6/9/2020	9/23/2019	12/16/2019	3/24/2020	4/9/2020
Sale Price		$97,000	$113,000	$145,000	$131,000	$132,500
Time Adj Sale Price		$97,200	$115,700	$146,900	$131,900	$133,200
TADJSP/SQFT		$95.29	$107.63	$129.89	$109.19	$119.35
Total Adj Factors	$50,700	$50,200	$52,900	$51,000	$58,300	$54,800
Adjusted Sale Price		$97,700	$113,500	$146,600	$124,300	$129,100
Comparable Estimate	$122,200 ($127.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-28	91.18-8-19	91.18-7-28	91.79-3-23	102.23-4-21	91.18-13-12
Owner	Kubiak, Stanley J	Perez, Eloy Jr	Kubiak, Stanley J	Randle, Bridget D	Gordils, LynJeanette E	Chappell, Mary J
Address	87 Mildred Dr	86 Mildred Dr	87 Mildred Dr	151 Kilbourne Rd	101 Kilbourne Rd	8 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 139	50 x 140	40 x 120	51 x 120	45 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1948 / 0	1948 / 0	1950 / 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	3	3	3	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	720	630	720	754	816	672
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1075	1020	1075	1131	1208	1176
Att/Det Gar Sqft	309	242	309	280	280	308
Prior Land	$12,300					
Prior Total	$77,000					
Comp Land Estimate	$14,000	$14,000	$14,000	$11,000	$13,100	$12,900
Sale Date		6/9/2020	9/23/2019	12/16/2019	3/24/2020	2/7/2019
Sale Price		$97,000	$113,000	$145,000	$131,000	$125,000
Time Adj Sale Price		$97,200	$115,700	$146,900	$131,900	$130,900
TADJSP/SQFT		$95.29	$107.63	$129.89	$109.19	$111.31
Total Adj Factors	$52,900	$50,200	$52,900	$51,000	$58,300	$54,100
Adjusted Sale Price		$99,900	$115,700	$148,800	$126,500	$129,700
Comparable Estimate	$124,100 ($115.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-19	91.18-8-19	91.18-7-28	91.79-3-23	102.23-4-21	91.18-13-12
Owner	Perez, Eloy	Perez, Eloy Jr	Kubiak, Stanley J	Randle, Bridget D	Gordils, LynJeanette E	Chappell, Mary J
Address	86 Mildred Dr	86 Mildred Dr	87 Mildred Dr	151 Kilbourne Rd	101 Kilbourne Rd	8 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 139	50 x 139	50 x 140	40 x 120	51 x 120	45 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1948 / 0	1948 / 0	1950 / 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	4	3	3	3	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	630	630	720	754	816	672
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1020	1020	1075	1131	1208	1176
Att/Det Gar Sqft	242	242	309	280	280	308
Prior Land	$12,300					
Prior Total	$85,900					
Comp Land Estimate	$14,000	$14,000	$14,000	$11,000	$13,100	$12,900
Sale Date		6/9/2020	9/23/2019	12/16/2019	3/24/2020	2/7/2019
Sale Price		$97,000	$113,000	$145,000	$131,000	$125,000
Time Adj Sale Price		$97,200	$115,700	$146,900	$131,900	$130,900
TADJSP/SQFT		$95.29	$107.63	$129.89	$109.19	$111.31
Total Adj Factors	$50,200	$50,200	$52,900	$51,000	$58,300	$54,100
Adjusted Sale Price		$97,200	$113,000	$146,100	$123,800	$127,000
Comparable Estimate	$121,400 ($119.02/SFLA)					

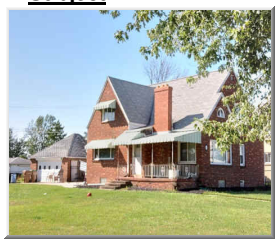
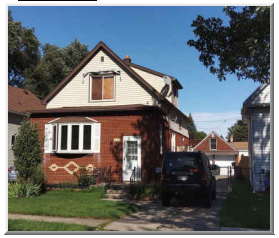
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-27	91.18-8-19	91.18-7-28	102.23-4-21	91.18-13-12	91.79-3-23
Owner	Mikolajczyk, Mark A	Perez, Eloy Jr	Kubiak, Stanley J	Gordils, LynJeanette E	Chappell, Mary J	Randle, Bridget D
Address	81 Mildred Dr	86 Mildred Dr	87 Mildred Dr	101 Kilbourne Rd	8 Mildred Dr	151 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 139	50 x 140	51 x 120	45 x 139	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1952 / 0	1948 / 0	1950 / 0	1952 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	4	3	3	3	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	810	630	720	816	672	754
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1215	1020	1075	1208	1176	1131
Att/Det Gar Sqft	600	242	309	280	308	280
Prior Land	$12,300					
Prior Total	$84,300					
Comp Land Estimate	$14,000	$14,000	$14,000	$13,100	$12,900	$11,000
Sale Date		6/9/2020	9/23/2019	3/24/2020	2/7/2019	12/16/2019
Sale Price		$97,000	$113,000	$131,000	$125,000	$145,000
Time Adj Sale Price		$97,200	$115,700	$131,900	$130,900	$146,900
TADJSP/SQFT		$95.29	$107.63	$109.19	$111.31	$129.89
Total Adj Factors	$60,200	$50,200	$52,900	$58,300	$54,100	$51,000
Adjusted Sale Price		$107,200	$123,000	$133,800	$137,000	$156,100
Comparable Estimate	$131,400 ($108.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-20	102.21-4-5	91.18-7-39	91.79-6-1	91.15-12-37	91.18-2-29
Owner	Epolito, Peter T	Islam, Moynul	Johnson, Frederick D	Ljungberg, Tyler	Ahmed, Zamil	Canzoneri, Dominick P
Address	78 Mildred Dr	20 Pendennis Pl	149 Mildred Dr	61 Grand Blvd	73 Vegola Ave	39 Awood Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	107	105	107	107	109	107
School Code	143001	143001	143001	143001	143002	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 139	72 x 124	40 x 140	80 x 127	70 x 120	35 x 120
Building Style	05 Colonial	05 Colonial	08 Old style	12 Duplex	05 Colonial	08 Old style
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1956 / 0	1943 / 0	1950 / 0	1955 / 0	1937 / 0
Condition	4 Good	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 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	2.0	2.0	2.0
Bedrooms	6	5	4	4	5	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1580	1560	1056	1410	1269	924
2nd Sty Area	1480	1280	0	1042	996	924
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 0	0 0
SFLA	3060	2840	1626	2452	2265	1848
Att/Det Gar Sqft	968	748	418	770	440	420
Prior Land	$12,400					
Prior Total	$200,800					
Comp Land Estimate	$17,700	$13,000	$11,900	$16,900	$19,000	$9,600
Sale Date		12/28/2018	7/28/2020	3/28/2018	8/9/2019	12/19/2018
Sale Price		$145,000	$142,000	$179,500	$209,900	$151,120
Time Adj Sale Price		$153,200	$142,000	$199,500	$215,500	$159,700
TADJSP/SQFT		$53.94	$87.33	$81.36	$95.14	$86.42
Total Adj Factors	$154,800	$83,800	$64,800	$96,400	$96,600	$87,400
Adjusted Sale Price		$224,200	$232,000	$257,900	$273,700	$227,100
Comparable Estimate	$243,000 ($79.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-7-26	91.18-8-19	91.18-7-28	91.18-13-12	102.06-2-44	102.23-4-21
Owner	McCarthy, Sean P	Perez, Eloy Jr	Kubiak, Stanley J	Chappell, Mary J	Folaron, Jocelyn J	Gordils, LynJeanette E
Address	71 Mildred Dr	86 Mildred Dr	87 Mildred Dr	8 Mildred Dr	390 McNaughton Ave	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	76 x 140	50 x 139	50 x 140	45 x 139	50 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1948 / 0	1952 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	4	3	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	4 Full 0
1st Sty Area	1016	630	720	672	740	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 0	0 240	0 400
SFLA	1160	1020	1075	1176	1180	1208
Att/Det Gar Sqft	504	242	309	308	416	280
Prior Land	$15,500					
Prior Total	$90,100					
Comp Land Estimate	$17,300	$14,000	$14,000	$12,900	$13,000	$13,100
Sale Date		6/9/2020	9/23/2019	2/7/2019	12/20/2019	3/24/2020
Sale Price		$97,000	$113,000	$125,000	$147,000	$131,000
Time Adj Sale Price		$97,200	$115,700	$130,900	$149,000	$131,900
TADJSP/SQFT		$95.29	$107.63	$111.31	$126.27	$109.19
Total Adj Factors	$65,800	$50,200	$52,900	$54,100	$58,100	$58,300
Adjusted Sale Price		$112,800	$128,600	$142,600	$156,700	$139,400
Comparable Estimate	$136,000 ($117.24/SFLA)					

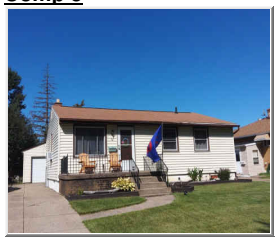
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

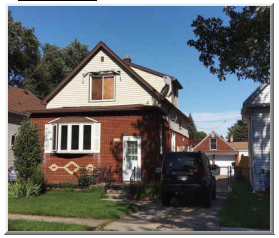
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-8-21	91.18-7-39	91.20-1-1	91.18-2-29	91.18-2-8	91.79-6-1
Owner	Reilly, Michael P	Johnson, Frederick D	Moses, Carolyn	Canzoneri, Dominick P	Moore, Letitia	Ljungberg, Tyler
Address	70 Mildred Dr	149 Mildred Dr	3357 Genesee St	39 Awood Pl	18 Crestwood Pl	61 Grand Blvd
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	107	107	109	107	107	107
School Code	143001	143001	143002	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 139	40 x 140	217 x 200	35 x 120	50 x 120	80 x 127
Building Style	04 Cape cod	08 Old style	04 Cape cod	08 Old style	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	06 Stucco	02 Brick
Year Built/Eff Yr Built	1952 / 0	1943 / 0	1943 / 0	1937 / 0	1942 / 0	1950 / 0
Condition	2 Fair	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	4	4
Full/Half Baths	2 / 1	2 / 0	3 / 0	2 / 0	2 / 0	2 / 1
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	1259	1056	1502	924	853	1410
2nd Sty Area	0	0	399	924	825	1042
Fin Bsmt/Fin Rec Rm	0 1187	0 500	0 0	0 0	0 0	0 0
SFLA	2149	1626	2510	1848	1678	2452
Att/Det Gar Sqft	528	418	576	420	475	770
Prior Land	$15,100					
Prior Total	$129,700					
Comp Land Estimate	$16,900	$11,900	$37,000	$9,600	$13,000	$16,900
Sale Date		7/28/2020	3/6/2020	12/19/2018	3/8/2019	3/28/2018
Sale Price		$142,000	$190,000	$151,120	$127,900	$179,500
Time Adj Sale Price		$142,000	$191,300	$159,700	$133,500	$199,500
TADJSP/SQFT		$87.33	$76.22	$86.42	$79.56	$81.36
Total Adj Factors	$82,700	$64,800	$121,200	$87,400	$35,500	$96,400
Adjusted Sale Price		$159,900	$152,800	$155,000	$180,700	$185,800
Comparable Estimate	$166,800 ($77.62/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-2	91.18-3-3	91.18-3-29	102.23-4-2	91.18-10-28	102.23-4-5
Owner	Spinuzza, Salvatore C	Rivera, Kjuan	Weber, Matthew	Sarkar, Muhammad FK	Allan, Danielle J	Hickey, Catherine L
Address	56 Mildred Dr	47 Dellwood Pl	37 Dellwood Pl	106 Grand Blvd	17 Verdun Pl	94 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	46 x 100	35 x 120	35 x 120	40 x 120	50 x 120	40 x 120
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1930 / 0	1932 / 0	1927 / 0	1947 / 0	1951 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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	1 / N
Stories	1.5	1.7	2.0	1.5	1.7	1.7
Bedrooms	5	4	2	3	3	3
Full/Half Baths	2 / 0	2 / 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	4 Full 0	4 Full 0
1st Sty Area	1000	620	264	1268	852	916
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1540	975	984	1632	1491	1489
Att/Det Gar Sqft			240	280	528	210
Prior Land	$10,400					
Prior Total	$113,900					
Comp Land Estimate	$11,100	$9,600	$9,600	$11,000	$13,000	$11,000
Sale Date		5/31/2019	2/8/2019	10/16/2020	6/26/2020	11/20/2019
Sale Price		$91,000	$81,000	$150,000	$172,500	$140,000
Time Adj Sale Price		$94,400	$84,800	$150,000	$172,800	$142,300
TADJSP/SQFT		$96.82	$86.18	$91.91	$115.90	$95.57
Total Adj Factors	$54,000	$34,700	$38,200	$70,100	$68,000	$70,000
Adjusted Sale Price		$113,700	$100,600	$133,900	$158,800	$126,300
Comparable Estimate	$126,700 ($82.27/SFLA)					

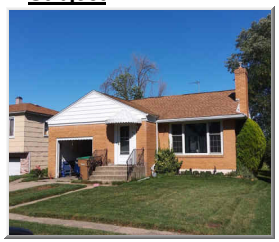
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-2	91.18-8-19	91.18-5-38	102.06-2-2	91.18-7-28	91.18-15-7
Owner	Spinuzza, Salvatore C	Perez, Eloy Jr	Feliciano, Juan	Heenan, Mary M	Kubiak, Stanley J	Sajda, Anthony A
Address	56 Mildred Dr	86 Mildred Dr	99 Wheaton Dr	15 Crescent Ct	87 Mildred Dr	34 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1	1
Land Size	50 x 39	50 x 139	52 x 107	55 x 120	50 x 140	50 x 107
Building Style	09 Cottage	04 Cape cod	01 Ranch	01 Ranch	04 Cape cod	01 Ranch
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	1976 / 0	1952 / 0	1953 / 0	1955 / 0	1948 / 0	1956 / 0
Condition	2 Fair	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.0	1.0	1.5	1.0
Bedrooms	1	4	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	480	630	832	910	720	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 264	0 0	0 0
SFLA	480	1020	832	910	1075	910
Att/Det Gar Sqft	576	242	440	320	309	576
Prior Land	$10,400					
Prior Total	$113,900					
Comp Land Estimate	$900	$14,000	$12,600	$13,700	$14,000	$12,300
Sale Date		6/9/2020	8/12/2020	7/31/2020	9/23/2019	4/30/2019
Sale Price		$97,000	$116,000	$137,000	$113,000	$120,000
Time Adj Sale Price		$97,200	$116,000	$137,000	$115,700	$124,800
TADJSP/SQFT		$95.29	$139.42	$150.55	$107.63	$137.14
Total Adj Factors	$4,700	$50,200	$50,300	$52,800	$52,900	$53,900
Adjusted Sale Price		$51,700	$70,400	$88,900	$67,500	$75,600
Comparable Estimate	$70,800 ($147.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-1	102.06-3-18	91.18-7-14	91.18-13-16	91.18-10-28	91.18-8-35
Owner	Hammond Henry A	Koteras, Robert E	Medina, Shawna L	Royster, Marjorie A	Allan, Danielle J	Krawczyk, Heather L
Address	55 Mildred Dr	16 St Boniface Rd	138 Toelsin Rd	430 George Urban Blvd	17 Verdun Pl	93 Andres 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 140	56 x 125	50 x 140	80 x 94	50 x 120	69 x 96
Building Style	02 Raised ranch	02 Raised ranch	01 Ranch	01 Ranch	04 Cape cod	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1962 / 0	1948 / 0	1965 / 0	1951 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	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 Yes	3 Hot wtr/stm 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	1.7	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	958	925	1396	1248	852	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	851 0	0 600	0 0	0 0	0 480
SFLA	1478	1776	1396	1248	1491	1248
Att/Det Gar Sqft		400	638	308	528	528
Prior Land	$12,700					
Prior Total	$80,000					
Comp Land Estimate	$14,500	$14,100	$14,000	$14,500	$13,000	$13,700
Sale Date		2/4/2019	1/10/2020	1/21/2020	6/26/2020	9/23/2020
Sale Price		$144,000	$167,000	$135,000	$172,500	$177,000
Time Adj Sale Price		$150,800	$168,700	$136,400	$172,800	$177,000
TADJSP/SQFT		$84.91	$120.85	$109.29	$115.90	$141.83
Total Adj Factors	$55,500	$74,900	$77,700	$69,400	$68,000	$72,500
Adjusted Sale Price		$131,400	$146,500	$122,500	$160,300	$160,000
Comparable Estimate	$144,100 ($97.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-3	91.18-7-39	91.18-2-8	91.18-2-29	91.20-1-1	91.79-6-1
Owner	Spinuzza, Anna	Johnson, Frederick D	Moore, Letitia	Canzoneri, Dominick P	Moses, Carolyn	Ljungberg, Tyler
Address	52 Mildred Dr	149 Mildred Dr	18 Crestwood Pl	39 Awood Pl	3357 Genesee St	61 Grand Blvd
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	107	107	107	107	109	107
School Code	143001	143001	143003	143003	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 139	40 x 140	50 x 120	35 x 120	217 x 200	80 x 127
Building Style	04 Cape cod	08 Old style	12 Duplex	08 Old style	04 Cape cod	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	06 Stucco	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1940 / 0	1943 / 0	1942 / 0	1937 / 0	1943 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 110	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / Y	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0	2 / 1
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	833	1056	853	924	1502	1410
2nd Sty Area	0	0	825	924	399	1042
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1409	1626	1678	1848	2510	2452
Att/Det Gar Sqft	748	418	475	420	576	770
Prior Land	$11,300					
Prior Total	$114,540					
Comp Land Estimate	$14,000	$11,900	$13,000	$9,600	$37,000	$16,900
Sale Date		7/28/2020	3/8/2019	12/19/2018	3/6/2020	3/28/2018
Sale Price		$142,000	$127,900	$151,120	$190,000	$179,500
Time Adj Sale Price		$142,000	$133,500	$159,700	$191,300	$199,500
TADJSP/SQFT		$87.33	$79.56	$86.42	$76.22	$81.36
Total Adj Factors	$70,600	$64,800	$35,500	$87,400	$121,200	$96,400
Adjusted Sale Price		$147,800	$168,600	$142,900	$140,700	$173,700
Comparable Estimate	$154,700 ($109.79/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

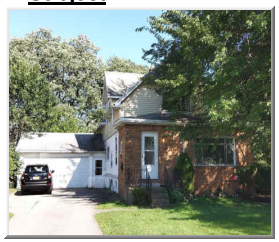
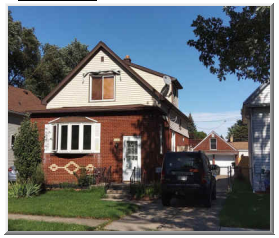
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-24	91.18-13-16	91.18-8-35	91.18-7-14	91.18-8-28	102.06-2-2
Owner	Racinowski, Thomas	Royster, Marjorie A	Krawczyk, Heather L	Medina, Shawna L	Sobkowiak, Lyndsey	Heenan, Mary M
Address	49 Mildred Dr	430 George Urban Blvd	93 Andres Pl	138 Toelsin Rd	61 Andres Pl	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	80 x 94	69 x 96	50 x 140	53 x 96	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1968 / 0	1948 / 0	1965 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	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	1313	1248	1248	1396	1156	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 600	0 0	0 264
SFLA	1313	1248	1248	1396	1156	910
Att/Det Gar Sqft	264	308	528	638	352	320
Prior Land	$12,300					
Prior Total	$107,800					
Comp Land Estimate	$14,000	$14,500	$13,700	$14,000	$12,000	$13,700
Sale Date		1/21/2020	9/23/2020	1/10/2020	7/31/2019	7/31/2020
Sale Price		$135,000	$177,000	$167,000	$160,000	$137,000
Time Adj Sale Price		$136,400	$177,000	$168,700	$164,800	$137,000
TADJSP/SQFT		$109.29	$141.83	$120.85	$142.56	$150.55
Total Adj Factors	$78,900	$69,400	$72,500	$77,700	$64,200	$52,800
Adjusted Sale Price		$145,900	$183,400	$169,900	$179,500	$163,100
Comparable Estimate	$168,400 ($128.26/SFLA)					

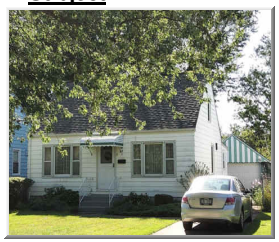
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-4	91.18-8-19	91.18-7-28	91.18-13-12	102.06-2-44	102.23-4-21
Owner	Silveri, Anthony M	Perez, Eloy Jr	Kubiak, Stanley J	Chappell, Mary J	Folaron, Jocelyn J	Gordils, LynJeanette E
Address	48 Mildred Dr	86 Mildred Dr	87 Mildred Dr	8 Mildred Dr	390 McNaughton Ave	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 139	50 x 139	50 x 140	45 x 139	50 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1948 / 0	1952 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	4	4	3	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	4 Full 0
1st Sty Area	720	630	720	672	740	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 400
SFLA	1120	1020	1075	1176	1180	1208
Att/Det Gar Sqft	440	242	309	308	416	280
Prior Land	$10,300					
Prior Total	$74,200					
Comp Land Estimate	$12,300	$14,000	$14,000	$12,900	$13,000	$13,100
Sale Date		6/9/2020	9/23/2019	2/7/2019	12/20/2019	3/24/2020
Sale Price		$97,000	$113,000	$125,000	$147,000	$131,000
Time Adj Sale Price		$97,200	$115,700	$130,900	$149,000	$131,900
TADJSP/SQFT		$95.29	$107.63	$111.31	$126.27	$109.19
Total Adj Factors	$53,400	$50,200	$52,900	$54,100	$58,100	$58,300
Adjusted Sale Price		$100,400	$116,200	$130,200	$144,300	$127,000
Comparable Estimate	$123,600 ($110.36/SFLA)					

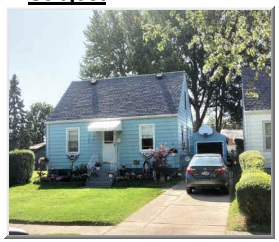
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

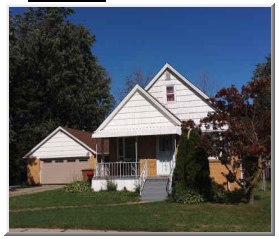
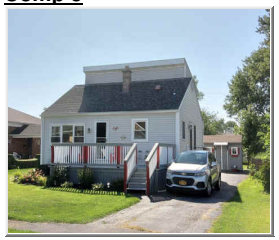
Roll Year: 2021

Option : 107_ENPM_OPTIONS

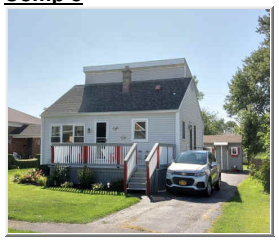
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-23	91.18-7-39	91.18-2-29	102.21-5-15	91.77-3-4	102.21-5-5
Owner	Davis, Patrick	Johnson, Frederick D	Canzoneri, Dominick P	A & Z BD, Inc.	Sniatecki, Steve	Escalante, Juan
Address	45 Mildred Dr	149 Mildred Dr	39 Awood Pl	25 Pendennis Pl	2559 Genesee St	34 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	107	107	107	105	105	105
School Code	143001	143001	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 140	40 x 140	35 x 120	35 x 133	35 x 120	60 x 147
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1943 / 0	1937 / 0	1927 / 0	1936 / 0	1924 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1518	1056	924	1007	891	971
2nd Sty Area	0	0	924	902	861	861
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	2122	1626	1848	1909	1752	1832
Att/Det Gar Sqft	484	418	420	360	336	480
Prior Land	$18,500					
Prior Total	$98,300					
Comp Land Estimate	$19,900	$11,900	$9,600	$9,000	$8,000	$12,000
Sale Date		7/28/2020	12/19/2018	1/17/2020	10/2/2020	8/13/2019
Sale Price		$142,000	$151,120	$85,000	$130,000	$130,000
Time Adj Sale Price		$142,000	$159,700	$85,900	$130,000	$133,500
TADJSP/SQFT		$87.33	$86.42	$45.00	$74.20	$72.87
Total Adj Factors	$77,100	$64,800	$87,400	$35,500	$33,600	$38,400
Adjusted Sale Price		$154,300	$149,400	$127,500	$173,500	$172,200
Comparable Estimate	$155,400 ($73.23/SFLA)					

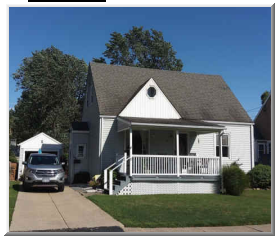
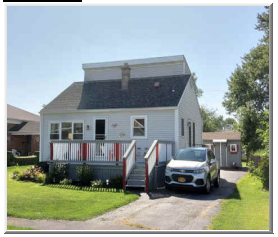
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-5	91.18-8-19	91.18-7-28	91.18-13-12	102.06-2-44	102.23-4-21
Owner	Hofbauer, Robert	Perez, Eloy Jr	Kubiak, Stanley J	Chappell, Mary J	Folaron, Jocelyn J	Gordils, LynJeanette E
Address	44 Mildred Dr	86 Mildred Dr	87 Mildred Dr	8 Mildred Dr	390 McNaughton Ave	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 139	50 x 139	50 x 140	45 x 139	50 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1948 / 0	1952 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	2	4	3	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	4 Full 0
1st Sty Area	696	630	720	672	740	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 400
SFLA	1096	1020	1075	1176	1180	1208
Att/Det Gar Sqft	345	242	309	308	416	280
Prior Land	$10,300					
Prior Total	$66,400					
Comp Land Estimate	$12,300	$14,000	$14,000	$12,900	$13,000	$13,100
Sale Date		6/9/2020	9/23/2019	2/7/2019	12/20/2019	3/24/2020
Sale Price		$97,000	$113,000	$125,000	$147,000	$131,000
Time Adj Sale Price		$97,200	$115,700	$130,900	$149,000	$131,900
TADJSP/SQFT		$95.29	$107.63	$111.31	$126.27	$109.19
Total Adj Factors	$51,700	$50,200	$52,900	$54,100	$58,100	$58,300
Adjusted Sale Price		$98,700	$114,500	$128,500	$142,600	$125,300
Comparable Estimate	$121,900 ($111.22/SFLA)					

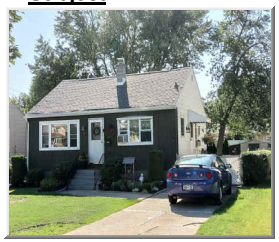
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-6	91.18-8-19	91.18-7-28	91.18-13-12	102.23-4-21	102.06-2-44
Owner	Odrobina, Phillip L	Perez, Eloy Jr	Kubiak, Stanley J	Chappell, Mary J	Gordils, LynJeanette E	Folaron, Jocelyn J
Address	40 Mildred Dr	86 Mildred Dr	87 Mildred Dr	8 Mildred Dr	101 Kilbourne Rd	390 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	41 x 139	50 x 139	50 x 140	45 x 139	51 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1948 / 0	1952 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	630	720	672	816	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 240
SFLA	1125	1020	1075	1176	1208	1180
Att/Det Gar Sqft	240	242	309	308	280	416
Prior Land	$10,100					
Prior Total	$71,600					
Comp Land Estimate	$12,100	$14,000	$14,000	$12,900	$13,100	$13,000
Sale Date		6/9/2020	9/23/2019	2/7/2019	3/24/2020	12/20/2019
Sale Price		$97,000	$113,000	$125,000	$131,000	$147,000
Time Adj Sale Price		$97,200	$115,700	$130,900	$131,900	$149,000
TADJSP/SQFT		$95.29	$107.63	$111.31	$109.19	$126.27
Total Adj Factors	$51,200	$50,200	$52,900	$54,100	$58,300	$58,100
Adjusted Sale Price		$98,200	$114,000	$128,000	$124,800	$142,100
Comparable Estimate	$121,400 ($107.91/SFLA)					

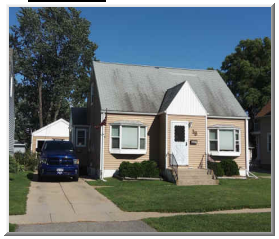
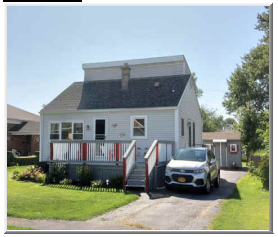
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-19	102.23-4-2	91.18-10-28	102.23-4-5	91.18-8-19	91.18-13-12
Owner	Lee, Yolanda J	Sarkar, Muhammad FK	Allan, Danielle J	Hickey, Catherine L	Perez, Eloy Jr	Chappell, Mary J
Address	23 Mildred Dr	106 Grand Blvd	17 Verdun Pl	94 Grand Blvd	86 Mildred Dr	8 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 140	40 x 120	50 x 120	40 x 120	50 x 139	45 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1947 / 0	1951 / 0	1948 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.7
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1268	852	916	630	672
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	1712	1632	1491	1489	1020	1176
Att/Det Gar Sqft	440	280	528	210	242	308
Prior Land	$15,400					
Prior Total	$112,000					
Comp Land Estimate	$17,200	$11,000	$13,000	$11,000	$14,000	$12,900
Sale Date		10/16/2020	6/26/2020	11/20/2019	6/9/2020	2/7/2019
Sale Price		$150,000	$172,500	$140,000	$97,000	$125,000
Time Adj Sale Price		$150,000	$172,800	$142,300	$97,200	$130,900
TADJSP/SQFT		$91.91	$115.90	$95.57	$95.29	$111.31
Total Adj Factors	$81,100	$70,100	$68,000	$70,000	$50,200	$54,100
Adjusted Sale Price		$161,000	$185,900	$153,400	$128,100	$157,900
Comparable Estimate	$157,300 ($91.88/SFLA)					

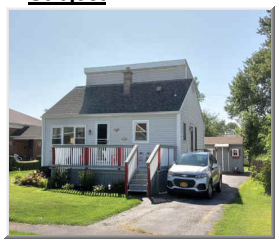
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-9	91.79-3-16	91.18-13-16	91.18-7-14	102.23-4-5	91.18-13-12
Owner	Block, Derek R	Aja, Nicholas M	Royster, Marjorie A	Medina, Shawna L	Hickey, Catherine L	Chappell, Mary J
Address	20 Mildred Dr	123 Kilbourne Rd	430 George Urban Blvd	138 Toelsin Rd	94 Grand Blvd	8 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 139	40 x 120	80 x 94	50 x 140	40 x 120	45 x 139
Building Style	05 Colonial	05 Colonial	01 Ranch	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1965 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.7	1.7
Bedrooms	4	5	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	724	624	1248	1396	916	672
2nd Sty Area	696	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1420	1248	1248	1396	1489	1176
Att/Det Gar Sqft	460	308	308	638	210	308
Prior Land	$13,100					
Prior Total	$107,070					
Comp Land Estimate	$15,000	$11,000	$14,500	$14,000	$11,000	$12,900
Sale Date		9/10/2020	1/21/2020	1/10/2020	11/20/2019	2/7/2019
Sale Price		$160,330	$135,000	$167,000	$140,000	$125,000
Time Adj Sale Price		$160,300	$136,400	$168,700	$142,300	$130,900
TADJSP/SQFT		$128.45	$109.29	$120.85	$95.57	$111.31
Total Adj Factors	$76,600	$60,300	$69,400	$77,700	$70,000	$54,100
Adjusted Sale Price		$176,600	$143,600	$167,600	$148,900	$153,400
Comparable Estimate	$158,000 ($111.27/SFLA)					

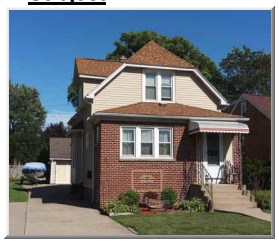
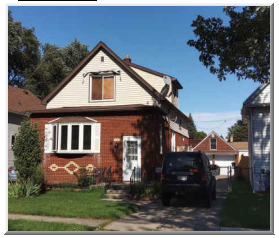
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-18	91.18-8-19	91.18-13-12	102.06-2-44	91.18-7-28	102.23-4-21
Owner	Repertorio, Albert M	Perez, Eloy Jr	Chappell, Mary J	Folaron, Jocelyn J	Kubiak, Stanley J	Gordils, LynJeanette E
Address	17 Mildred Dr	86 Mildred Dr	8 Mildred Dr	390 McNaughton Ave	87 Mildred Dr	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 139	45 x 139	50 x 120	50 x 140	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1942 / 0	1952 / 0	1952 / 0	1957 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1.7	1.5	1.5
Bedrooms	2	4	3	3	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	768	630	672	740	720	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 400
SFLA	1168	1020	1176	1180	1075	1208
Att/Det Gar Sqft	200	242	308	416	309	280
Prior Land	$12,300					
Prior Total	$69,100					
Comp Land Estimate	$14,000	$14,000	$12,900	$13,000	$14,000	$13,100
Sale Date		6/9/2020	2/7/2019	12/20/2019	9/23/2019	3/24/2020
Sale Price		$97,000	$125,000	$147,000	$113,000	$131,000
Time Adj Sale Price		$97,200	$130,900	$149,000	$115,700	$131,900
TADJSP/SQFT		$95.29	$111.31	$126.27	$107.63	$109.19
Total Adj Factors	$53,500	$50,200	$54,100	$58,100	$52,900	$58,300
Adjusted Sale Price		$100,500	$130,300	$144,400	$116,300	$127,100
Comparable Estimate	$123,700 ($105.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-10	91.18-13-12	91.18-8-19	102.06-2-44	102.23-4-21	102.06-1-3
Owner	Zaluski, Christopher F	Chappell, Mary J	Perez, Eloy Jr	Folaron, Jocelyn J	Gordils, LynJeanette E	Marinof, Ann Marie
Address	16 Mildred Dr	8 Mildred Dr	86 Mildred Dr	390 McNaughton Ave	101 Kilbourne Rd	26 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 139	45 x 139	50 x 139	50 x 120	51 x 120	60 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1952 / 0	1957 / 0	1950 / 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	3 Hot wtr/stm 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	2	3	4	3	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	672	672	630	740	816	1068
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 400	0 500
SFLA	1176	1176	1020	1180	1208	1212
Att/Det Gar Sqft		308	242	416	280	308
Prior Land	$11,000					
Prior Total	$64,700					
Comp Land Estimate	$12,900	$12,900	$14,000	$13,000	$13,100	$14,600
Sale Date		2/7/2019	6/9/2020	12/20/2019	3/24/2020	8/26/2019
Sale Price		$125,000	$97,000	$147,000	$131,000	$150,000
Time Adj Sale Price		$130,900	$97,200	$149,000	$131,900	$154,000
TADJSP/SQFT		$111.31	$95.29	$126.27	$109.19	$127.06
Total Adj Factors	$49,600	$54,100	$50,200	$58,100	$58,300	$63,400
Adjusted Sale Price		$126,400	$96,600	$140,500	$123,200	$140,200
Comparable Estimate	$125,400 ($106.63/SFLA)					

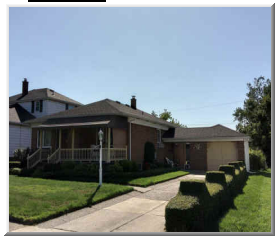
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-17	102.06-2-44	91.18-13-12	91.18-8-19	102.23-4-21	102.06-1-3
Owner	Strausser, John D	Folaron, Jocelyn J	Chappell, Mary J	Perez, Eloy Jr	Gordils, LynJeanette E	Marinof, Ann Marie
Address	15 Mildred Dr	390 McNaughton Ave	8 Mildred Dr	86 Mildred Dr	101 Kilbourne Rd	26 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 120	45 x 139	50 x 139	51 x 120	60 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1946 / 0	1957 / 0	1952 / 0	1952 / 0	1950 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	740	672	630	816	1068
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 400	0 500
SFLA	1255	1180	1176	1020	1208	1212
Att/Det Gar Sqft	360	416	308	242	280	308
Prior Land	$12,300					
Prior Total	$79,200					
Comp Land Estimate	$14,000	$13,000	$12,900	$14,000	$13,100	$14,600
Sale Date		12/20/2019	2/7/2019	6/9/2020	3/24/2020	8/26/2019
Sale Price		$147,000	$125,000	$97,000	$131,000	$150,000
Time Adj Sale Price		$149,000	$130,900	$97,200	$131,900	$154,000
TADJSP/SQFT		$126.27	$111.31	$95.29	$109.19	$127.06
Total Adj Factors	$58,200	$58,100	$54,100	$50,200	$58,300	$63,400
Adjusted Sale Price		$149,100	$135,000	$105,200	$131,800	$148,800
Comparable Estimate	$134,000 ($106.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-12	91.18-13-12	102.06-2-44	91.18-8-19	102.06-1-3	102.23-4-21
Owner	Chappell, Mary J	Chappell, Mary J	Folaron, Jocelyn J	Perez, Eloy Jr	Marinof, Ann Marie	Gordils, LynJeanette E
Address	8 Mildred Dr	8 Mildred Dr	390 McNaughton Ave	86 Mildred Dr	26 Lorraine Ln	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 139	45 x 139	50 x 120	50 x 139	60 x 123	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1957 / 0	1952 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	672	740	630	1068	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 500	0 400
SFLA	1176	1176	1180	1020	1212	1208
Att/Det Gar Sqft	308	308	416	242	308	280
Prior Land	$11,000					
Prior Total	$64,100					
Comp Land Estimate	$12,900	$12,900	$13,000	$14,000	$14,600	$13,100
Sale Date		2/7/2019	12/20/2019	6/9/2020	8/26/2019	3/24/2020
Sale Price		$125,000	$147,000	$97,000	$150,000	$131,000
Time Adj Sale Price		$130,900	$149,000	$97,200	$154,000	$131,900
TADJSP/SQFT		$111.31	$126.27	$95.29	$127.06	$109.19
Total Adj Factors	$54,100	$54,100	$58,100	$50,200	$63,400	$58,300
Adjusted Sale Price		$130,900	$145,000	$101,100	$144,700	$127,700
Comparable Estimate	$129,900 ($110.46/SFLA)					

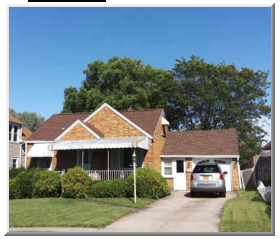
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-11	91.18-8-19	102.23-4-17	91.18-13-12	91.18-7-28	91.79-2-23
Owner	315 Front LLC	Perez, Eloy Jr	Korhummel, Joseph M	Chappell, Mary J	Kubiak, Stanley J	LaMarca, Rachel E
Address	12 Mildred Dr	86 Mildred Dr	83 Kilbourne Rd	8 Mildred Dr	87 Mildred Dr	167 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 139	50 x 139	51 x 120	45 x 139	50 x 140	58 x 191
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1948 / 0	1952 / 0	1948 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	4	2	3	3	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	672	630	816	672	720	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 196
SFLA	672	1020	816	1176	1075	784
Att/Det Gar Sqft	440	242	280	308	309	352
Prior Land	$11,000					
Prior Total	$49,900					
Comp Land Estimate	$12,900	$14,000	$13,100	$12,900	$14,000	$17,000
Sale Date		6/9/2020	8/28/2019	2/7/2019	9/23/2019	11/5/2018
Sale Price		$97,000	$134,400	$125,000	$113,000	$140,000
Time Adj Sale Price		$97,200	$138,000	$130,900	$115,700	$148,800
TADJSP/SQFT		$95.29	$169.12	$111.31	$107.63	$189.80
Total Adj Factors	$35,500	$50,200	$43,700	$54,100	$52,900	$45,400
Adjusted Sale Price		$82,500	$129,800	$112,300	$98,300	$138,900
Comparable Estimate	$112,400 ($167.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-16	91.18-7-39	91.18-2-29	102.21-6-27	91.77-3-4	102.22-8-4
Owner	Krytus David W	Johnson, Frederick D	Canzoneri, Dominick P	Griffin, Dajour	Sniatecki, Steve	Cruver, Thomas E
Address	7 Mildred Dr	149 Mildred Dr	39 Awood Pl	125 Peach Tree Rd	2559 Genesee St	11 Kaufman Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	107	107	107	105	105	105
School Code	143001	143001	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	40 x 140	35 x 120	35 x 121	35 x 120	50 x 176
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1943 / 0	1937 / 0	1927 / 0	1936 / 0	1928 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	2.0	2.0
Bedrooms	6	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1083	1056	924	1028	891	904
2nd Sty Area	0	0	924	0	861	894
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1469	1626	1848	1592	1752	1798
Att/Det Gar Sqft	500	418	420	396	336	399
Prior Land	$12,300					
Prior Total	$81,900					
Comp Land Estimate	$14,000	$11,900	$9,600	$8,000	$8,000	$12,000
Sale Date		7/28/2020	12/19/2018	3/16/2020	10/2/2020	8/19/2019
Sale Price		$142,000	$151,120	$100,000	$130,000	$132,250
Time Adj Sale Price		$142,000	$159,700	$100,700	$130,000	$135,800
TADJSP/SQFT		$87.33	$86.42	$63.25	$74.20	$75.53
Total Adj Factors	$56,200	$64,800	$87,400	$31,900	$33,600	$38,700
Adjusted Sale Price		$133,400	$128,500	$125,000	$152,600	$153,300
Comparable Estimate	$138,600 ($94.35/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-13	91.18-13-16	102.06-1-5	102.23-8-4	102.06-2-2	91.18-7-14
Owner	Merzacco, Joan M	Royster, Marjorie A	Hiller, Rachel L	Scott, Diane Y	Heenan, Mary M	Medina, Shawna L
Address	6 Mildred Dr	430 George Urban Blvd	18 Lorraine Ln	317 George Urban Blvd	15 Crescent Ct	138 Toelsin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 139	80 x 94	50 x 121	40 x 120	55 x 120	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1965 / 0	1951 / 0	1951 / 0	1955 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
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	1320	1248	1054	1224	910	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 288	0 300	0 264	0 600
SFLA	1320	1248	1054	1224	910	1396
Att/Det Gar Sqft	294	308	352	308	320	638
Prior Land	$13,200					
Prior Total	$107,400					
Comp Land Estimate	$15,200	$14,500	$13,100	$11,000	$13,700	$14,000
Sale Date		1/21/2020	9/29/2020	9/21/2020	7/31/2020	1/10/2020
Sale Price		$135,000	$162,000	$150,000	$137,000	$167,000
Time Adj Sale Price		$136,400	$162,000	$150,000	$137,000	$168,700
TADJSP/SQFT		$109.29	$153.70	$122.55	$150.55	$120.85
Total Adj Factors	$77,100	$69,400	$60,800	$66,700	$52,800	$77,700
Adjusted Sale Price		$144,100	$178,300	$160,400	$161,300	$168,100
Comparable Estimate	$162,400 ($123.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-14	102.23-4-2	91.18-13-16	102.23-4-5	91.18-10-28	91.18-13-12
Owner	Neubauer, Jacob P	Sarkar, Muhammad FK	Royster, Marjorie A	Hickey, Catherine L	Allan, Danielle J	Chappell, Mary J
Address	4 Mildred Dr	106 Grand Blvd	430 George Urban Blvd	94 Grand Blvd	17 Verdun Pl	8 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 140	40 x 120	80 x 94	40 x 120	50 x 120	45 x 139
Building Style	14 other	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1947 / 0	1965 / 0	1948 / 0	1951 / 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.0	1.7	1.7	1.7
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	992	1268	1248	916	852	672
2nd Sty Area	588	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1580	1632	1248	1489	1491	1176
Att/Det Gar Sqft	345	280	308	210	528	308
Prior Land	$10,600					
Prior Total	$101,600					
Comp Land Estimate	$12,500	$11,000	$14,500	$11,000	$13,000	$12,900
Sale Date		10/16/2020	1/21/2020	11/20/2019	6/26/2020	2/7/2019
Sale Price		$150,000	$135,000	$140,000	$172,500	$125,000
Time Adj Sale Price		$150,000	$136,400	$142,300	$172,800	$130,900
TADJSP/SQFT		$91.91	$109.29	$95.57	$115.90	$111.31
Total Adj Factors	$64,200	$70,100	$69,400	$70,000	$68,000	$54,100
Adjusted Sale Price		$144,100	$131,200	$136,500	$169,000	$141,000
Comparable Estimate	$144,400 ($91.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-14-15	102.23-4-2	102.23-4-5	102.22-5-1	91.18-10-28	102.06-2-44
Owner	Krawczyk, Alfred	Sarkar, Muhammad FK	Hickey, Catherine L	Fietz, Giovanny	Allan, Danielle J	Folaron, Jocelyn J
Address	3 Mildred Dr	106 Grand Blvd	94 Grand Blvd	215 George Urban Blvd	17 Verdun Pl	390 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 140	40 x 120	40 x 120	80 x 120	50 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1947 / 0	1948 / 0	1951 / 0	1951 / 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 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	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.7	1.7
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1294	1268	916	1104	852	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 240
SFLA	1918	1632	1489	1884	1491	1180
Att/Det Gar Sqft	378	280	210	600	528	416
Prior Land	$13,900					
Prior Total	$125,500					
Comp Land Estimate	$15,900	$11,000	$11,000	$16,400	$13,000	$13,000
Sale Date		10/16/2020	11/20/2019	10/23/2020	6/26/2020	12/20/2019
Sale Price		$150,000	$140,000	$245,000	$172,500	$147,000
Time Adj Sale Price		$150,000	$142,300	$245,000	$172,800	$149,000
TADJSP/SQFT		$91.91	$95.57	$130.04	$115.90	$126.27
Total Adj Factors	$90,000	$70,100	$70,000	$103,000	$68,000	$58,100
Adjusted Sale Price		$169,900	$162,300	$232,000	$194,800	$180,900
Comparable Estimate	$188,000 ($98.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-13-15	102.06-1-5	91.18-13-16	102.06-2-2	102.23-8-4	91.18-5-45
Owner	Zemrak, Patrick G	Hiller, Rachel L	Royster, Marjorie A	Heenan, Mary M	Scott, Diane Y	Soler, Leah A
Address	2 Mildred Dr	18 Lorraine Ln	430 George Urban Blvd	15 Crescent Ct	317 George Urban Blvd	135 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 140	50 x 121	80 x 94	55 x 120	40 x 120	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	01 Wood
Year Built/Eff Yr Built	1952 / 0	1951 / 0	1965 / 0	1955 / 0	1951 / 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 Yes	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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1054	1248	910	1224	1023
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 288	0 0	0 264	0 300	0 0
SFLA	1120	1054	1248	910	1224	1023
Att/Det Gar Sqft	462	352	308	320	308	440
Prior Land	$9,900					
Prior Total	$86,600					
Comp Land Estimate	$11,900	$13,100	$14,500	$13,700	$11,000	$14,600
Sale Date		9/29/2020	1/21/2020	7/31/2020	9/21/2020	5/12/2020
Sale Price		$162,000	$135,000	$137,000	$150,000	$135,000
Time Adj Sale Price		$162,000	$136,400	$137,000	$150,000	$135,500
TADJSP/SQFT		$153.70	$109.29	$150.55	$122.55	$132.45
Total Adj Factors	$63,500	$60,800	$69,400	$52,800	$66,700	$58,200
Adjusted Sale Price		$164,700	$130,500	$147,700	$146,800	$140,800
Comparable Estimate	$146,100 ($130.45/SFLA)					

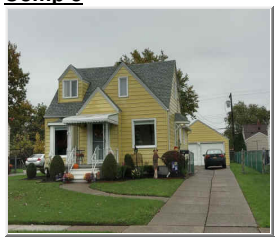
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-21	91.79-6-4	91.79-5-21	102.23-2-1	102.23-4-21	102.22-4-8
Owner	Lucciano, Jessica A	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Gordils, LynJeanette E	Krupski, Jessica M
Address	135 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	101 Kilbourne Rd	76 Midland 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	47 x 120	60 x 108	40 x 120	40 x 120	51 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	01 Wood
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1951 / 0	1947 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	902	970	902	816	728
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 200	0 400	0 0
SFLA	1296	1322	1278	1353	1208	1274
Att/Det Gar Sqft	576	420	352	280	280	280
Prior Land	$10,700					
Prior Total	$80,700					
Comp Land Estimate	$12,400	$13,700	$11,000	$11,000	$13,100	$11,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	3/24/2020	6/27/2019
Sale Price		$120,000	$123,000	$115,000	$131,000	$126,003
Time Adj Sale Price		$120,800	$125,500	$116,500	$131,900	$130,200
TADJSP/SQFT		$91.38	$98.20	$86.10	$109.19	$102.20
Total Adj Factors	$61,600	$65,200	$57,600	$62,000	$58,300	$56,400
Adjusted Sale Price		$117,200	$129,500	$116,100	$135,200	$135,400
Comparable Estimate	$126,700 ($97.76/SFLA)					

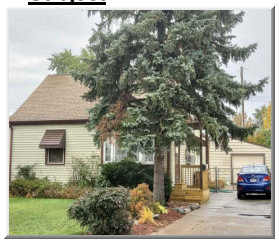
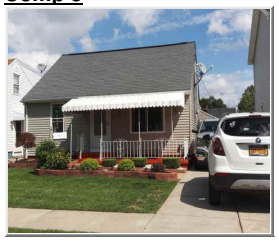
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

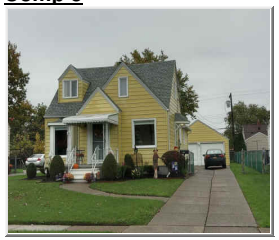
Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-4	91.79-6-4	102.23-4-2	102.22-4-18	102.23-2-1	102.22-5-1
Owner	Samedi, Reid Antonio	Wilson, Tyrone	Sarkar, Muhammad FK	Heigl, Julie	Solly, Jacob P	Fietz, Giovanny
Address	134 Midland Dr	77 Grand Blvd	106 Grand Blvd	185 Rosewood Ter	110 Northern Pkwy	215 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	78 x 135	60 x 108	40 x 120	50 x 120	40 x 120	80 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1947 / 0	1947 / 0	1947 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	4	3	3	4	2	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 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	834	902	1268	994	902	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 456	0 200	0 0
SFLA	1659	1322	1632	1442	1353	1884
Att/Det Gar Sqft	294	420	280	540	280	600
Prior Land	$15,500					
Prior Total	$105,000					
Comp Land Estimate	$17,200	$13,700	$11,000	$13,000	$11,000	$16,400
Sale Date		3/25/2020	10/16/2020	7/30/2019	12/30/2019	10/23/2020
Sale Price		$120,000	$150,000	$161,000	$115,000	$245,000
Time Adj Sale Price		$120,800	$150,000	$165,900	$116,500	$245,000
TADJSP/SQFT		$91.38	$91.91	$115.05	$86.10	$130.04
Total Adj Factors	$75,100	$65,200	$70,100	$70,300	$62,000	$103,000
Adjusted Sale Price		$130,700	$155,000	$170,700	$129,600	$217,100
Comparable Estimate	$160,600 ($96.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-5	91.79-6-4	91.79-5-21	102.23-2-1	102.22-4-8	102.22-4-18
Owner	Griffin, Webber A	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Krupski, Jessica M	Heigl, Julie
Address	130 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	76 Midland Dr	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	60 x 108	40 x 120	40 x 120	40 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1951 / 0	1947 / 0	1949 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.7
Bedrooms	4	3	4	2	3	4
Full/Half Baths	1 / 1	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	4 Full 0	3 Partial 0
1st Sty Area	750	902	970	902	728	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 456
SFLA	1312	1322	1278	1353	1274	1442
Att/Det Gar Sqft		420	352	280	280	540
Prior Land	$11,400					
Prior Total	$86,500					
Comp Land Estimate	$13,000	$13,700	$11,000	$11,000	$11,000	$13,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	6/27/2019	7/30/2019
Sale Price		$120,000	$123,000	$115,000	$126,003	$161,000
Time Adj Sale Price		$120,800	$125,500	$116,500	$130,200	$165,900
TADJSP/SQFT		$91.38	$98.20	$86.10	$102.20	$115.05
Total Adj Factors	$55,200	$65,200	$57,600	$62,000	$56,400	$70,300
Adjusted Sale Price		$110,800	$123,100	$109,700	$129,000	$150,800
Comparable Estimate	$124,700 ($95.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-20	91.79-6-4	91.79-5-21	102.23-4-21	102.23-2-1	91.79-3-23
Owner	Schwarzott, Linda A	Wilson, Tyrone	Prestia, Marshall	Gordils, LynJeanette E	Solly, Jacob P	Randle, Bridget D
Address	131 Midland Dr	77 Grand Blvd	159 Westland Pkwy	101 Kilbourne Rd	110 Northern Pkwy	151 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	47 x 120	60 x 108	40 x 120	51 x 120	40 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1951 / 0	1950 / 0	1947 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / 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	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	834	902	970	816	902	754
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 200	0 0
SFLA	1191	1322	1278	1208	1353	1131
Att/Det Gar Sqft	352	420	352	280	280	280
Prior Land	$10,700					
Prior Total	$83,700					
Comp Land Estimate	$12,400	$13,700	$11,000	$13,100	$11,000	$11,000
Sale Date		3/25/2020	10/4/2019	3/24/2020	12/30/2019	12/16/2019
Sale Price		$120,000	$123,000	$131,000	$115,000	$145,000
Time Adj Sale Price		$120,800	$125,500	$131,900	$116,500	$146,900
TADJSP/SQFT		$91.38	$98.20	$109.19	$86.10	$129.89
Total Adj Factors	$54,700	$65,200	$57,600	$58,300	$62,000	$51,000
Adjusted Sale Price		$110,300	$122,600	$128,300	$109,200	$150,600
Comparable Estimate	$124,200 ($104.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-19	91.79-6-4	91.79-5-21	102.23-2-1	91.79-4-14	102.22-4-18
Owner	Parker, Antione	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Tomaski, Heather P	Heigl, Julie
Address	127 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	191 Northern Pkwy	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	47 x 120	60 x 108	40 x 120	40 x 120	64 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1948 / 0	1951 / 0	1947 / 0	1945 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	2	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 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	937	902	970	902	931	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 200	0 300	0 456
SFLA	1333	1322	1278	1353	1339	1442
Att/Det Gar Sqft	400	420	352	280	392	540
Prior Land	$10,700					
Prior Total	$95,300					
Comp Land Estimate	$12,400	$13,700	$11,000	$11,000	$14,800	$13,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	7/25/2019	7/30/2019
Sale Price		$120,000	$123,000	$115,000	$145,400	$161,000
Time Adj Sale Price		$120,800	$125,500	$116,500	$149,800	$165,900
TADJSP/SQFT		$91.38	$98.20	$86.10	$111.87	$115.05
Total Adj Factors	$63,600	$65,200	$57,600	$62,000	$66,300	$70,300
Adjusted Sale Price		$119,200	$131,500	$118,100	$147,100	$159,200
Comparable Estimate	$135,000 ($101.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-6	91.79-6-4	91.79-5-21	102.23-2-1	102.23-4-21	102.22-4-8
Owner	Putting Around 2 LLC	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Gordils, LynJeanette E	Krupski, Jessica M
Address	126 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	101 Kilbourne Rd	76 Midland 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	60 x 108	40 x 120	40 x 120	51 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	01 Wood
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1951 / 0	1947 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	4	2	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
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	806	902	970	902	816	728
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 288	0 0	0 0	0 200	0 400	0 0
SFLA	1209	1322	1278	1353	1208	1274
Att/Det Gar Sqft	400	420	352	280	280	280
Prior Land	$11,400					
Prior Total	$89,600					
Comp Land Estimate	$13,000	$13,700	$11,000	$11,000	$13,100	$11,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	3/24/2020	6/27/2019
Sale Price		$120,000	$123,000	$115,000	$131,000	$126,003
Time Adj Sale Price		$120,800	$125,500	$116,500	$131,900	$130,200
TADJSP/SQFT		$91.38	$98.20	$86.10	$109.19	$102.20
Total Adj Factors	$59,700	$65,200	$57,600	$62,000	$58,300	$56,400
Adjusted Sale Price		$115,300	$127,600	$114,200	$133,300	$133,500
Comparable Estimate	$124,800 ($103.23/SFLA)					

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Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-18	91.79-6-4	91.79-5-21	102.23-2-1	102.22-4-8	102.23-4-21
Owner	Brown, Ashley J	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Krupski, Jessica M	Gordils, LynJeanette E
Address	123 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	76 Midland Dr	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	47 x 120	60 x 108	40 x 120	40 x 120	40 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1951 / 0	1947 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	4	2	3	3
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	728	902	970	902	728	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 364	0 0	0 0	0 200	0 0	0 400
SFLA	1274	1322	1278	1353	1274	1208
Att/Det Gar Sqft	576	420	352	280	280	280
Prior Land	$10,700					
Prior Total	$92,100					
Comp Land Estimate	$12,400	$13,700	$11,000	$11,000	$11,000	$13,100
Sale Date		3/25/2020	10/4/2019	12/30/2019	6/27/2019	3/24/2020
Sale Price		$120,000	$123,000	$115,000	$126,003	$131,000
Time Adj Sale Price		$120,800	$125,500	$116,500	$130,200	$131,900
TADJSP/SQFT		$91.38	$98.20	$86.10	$102.20	$109.19
Total Adj Factors	$57,200	$65,200	$57,600	$62,000	$56,400	$58,300
Adjusted Sale Price		$112,800	$125,100	$111,700	$131,000	$130,800
Comparable Estimate	$122,300 ($96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-7	91.79-6-4	91.79-5-21	91.79-3-23	102.23-2-1	102.23-4-21
Owner	Zazynski, Amy L	Wilson, Tyrone	Prestia, Marshall	Randle, Bridget D	Solly, Jacob P	Gordils, LynJeanette E
Address	122 Midland Dr	77 Grand Blvd	159 Westland Pkwy	151 Kilbourne Rd	110 Northern Pkwy	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	60 x 108	40 x 120	40 x 120	40 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1951 / 0	1948 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	744	902	970	754	902	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 0	0 200	0 400
SFLA	1116	1322	1278	1131	1353	1208
Att/Det Gar Sqft	280	420	352	280	280	280
Prior Land	$11,400					
Prior Total	$89,300					
Comp Land Estimate	$13,000	$13,700	$11,000	$11,000	$11,000	$13,100
Sale Date		3/25/2020	10/4/2019	12/16/2019	12/30/2019	3/24/2020
Sale Price		$120,000	$123,000	$145,000	$115,000	$131,000
Time Adj Sale Price		$120,800	$125,500	$146,900	$116,500	$131,900
TADJSP/SQFT		$91.38	$98.20	$129.89	$86.10	$109.19
Total Adj Factors	$52,300	$65,200	$57,600	$51,000	$62,000	$58,300
Adjusted Sale Price		$107,900	$120,200	$148,200	$106,800	$125,900
Comparable Estimate	$121,800 ($109.14/SFLA)					

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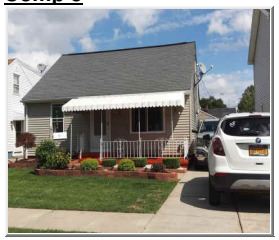
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-17	91.79-6-4	91.79-5-21	102.23-2-1	102.23-4-21	91.79-3-23
Owner	O'Brien John J	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Gordils, LynJeanette E	Randle, Bridget D
Address	119 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	101 Kilbourne Rd	151 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 120	60 x 108	40 x 120	40 x 120	51 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1948 / 0	1951 / 0	1947 / 0	1950 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / 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	2	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	902	970	902	816	754
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 200	0 400	0 0
SFLA	1170	1322	1278	1353	1208	1131
Att/Det Gar Sqft	240	420	352	280	280	280
Prior Land	$10,300					
Prior Total	$85,600					
Comp Land Estimate	$12,000	$13,700	$11,000	$11,000	$13,100	$11,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	3/24/2020	12/16/2019
Sale Price		$120,000	$123,000	$115,000	$131,000	$145,000
Time Adj Sale Price		$120,800	$125,500	$116,500	$131,900	$146,900
TADJSP/SQFT		$91.38	$98.20	$86.10	$109.19	$129.89
Total Adj Factors	$57,400	$65,200	$57,600	$62,000	$58,300	$51,000
Adjusted Sale Price		$113,000	$125,300	$111,900	$131,000	$153,300
Comparable Estimate	$126,900 ($108.46/SFLA)					

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Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-8	102.22-4-20	91.79-6-4	91.79-5-21	102.23-4-17	91.79-3-23
Owner	Weymer, Matthew G	Bennett, Matthew	Wilson, Tyrone	Prestia, Marshall	Korhummel, Joseph M	Randle, Bridget D
Address	118 Midland Dr	197 Rosewood Ter	77 Grand Blvd	159 Westland Pkwy	83 Kilbourne Rd	151 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	58 x 120	60 x 108	40 x 120	51 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1948 / 0	1951 / 0	1948 / 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 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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	3	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	720	983	902	970	816	754
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	900	983	1322	1278	816	1131
Att/Det Gar Sqft	400	484	420	352	280	280
Prior Land	$11,400					
Prior Total	$75,100					
Comp Land Estimate	$13,000	$14,100	$13,700	$11,000	$13,100	$11,000
Sale Date		9/10/2018	3/25/2020	10/4/2019	8/28/2019	12/16/2019
Sale Price		$113,000	$120,000	$123,000	$134,400	$145,000
Time Adj Sale Price		$121,500	$120,800	$125,500	$138,000	$146,900
TADJSP/SQFT		$123.60	$91.38	$98.20	$169.12	$129.89
Total Adj Factors	$45,900	$50,300	$65,200	$57,600	$43,700	$51,000
Adjusted Sale Price		$117,100	$101,500	$113,800	$140,200	$141,800
Comparable Estimate	$122,900 ($136.56/SFLA)					

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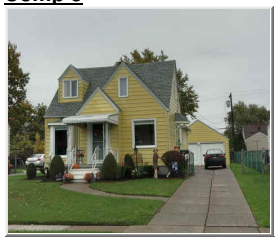
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-9	91.79-6-4	91.79-5-21	102.23-2-1	91.79-3-23	102.22-4-8
Owner	Seiflein, John P Jr	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Randle, Bridget D	Krupski, Jessica M
Address	114 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	151 Kilbourne Rd	76 Midland 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	46 x 120	60 x 108	40 x 120	40 x 120	40 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1951 / 0	1947 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	902	970	902	754	728
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 0	0 200	0 0	0 0
SFLA	1125	1322	1278	1353	1131	1274
Att/Det Gar Sqft	300	420	352	280	280	280
Prior Land	$10,500					
Prior Total	$69,000					
Comp Land Estimate	$12,200	$13,700	$11,000	$11,000	$11,000	$11,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	12/16/2019	6/27/2019
Sale Price		$120,000	$123,000	$115,000	$145,000	$126,003
Time Adj Sale Price		$120,800	$125,500	$116,500	$146,900	$130,200
TADJSP/SQFT		$91.38	$98.20	$86.10	$129.89	$102.20
Total Adj Factors	$48,700	$65,200	$57,600	$62,000	$51,000	$56,400
Adjusted Sale Price		$104,300	$116,600	$103,200	$144,600	$122,500
Comparable Estimate	$118,200 ($105.07/SFLA)					

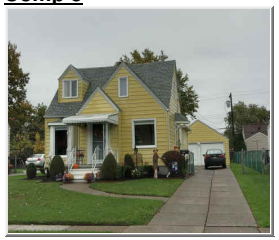
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-16	91.79-6-4	102.23-2-1	91.79-5-21	102.22-4-8	102.23-4-21
Owner	Lanning, William R	Wilson, Tyrone	Solly, Jacob P	Prestia, Marshall	Krupski, Jessica M	Gordils, LynJeanette E
Address	115 Midland Dr	77 Grand Blvd	110 Northern Pkwy	159 Westland Pkwy	76 Midland Dr	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 120	60 x 108	40 x 120	40 x 120	40 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1947 / 0	1951 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	2	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	760	902	902	970	728	816
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 400
SFLA	1306	1322	1353	1278	1274	1208
Att/Det Gar Sqft	294	420	280	352	280	280
Prior Land	$11,500					
Prior Total	$93,200					
Comp Land Estimate	$13,100	$13,700	$11,000	$11,000	$11,000	$13,100
Sale Date		3/25/2020	12/30/2019	10/4/2019	6/27/2019	3/24/2020
Sale Price		$120,000	$115,000	$123,000	$126,003	$131,000
Time Adj Sale Price		$120,800	$116,500	$125,500	$130,200	$131,900
TADJSP/SQFT		$91.38	$86.10	$98.20	$102.20	$109.19
Total Adj Factors	$62,300	$65,200	$62,000	$57,600	$56,400	$58,300
Adjusted Sale Price		$117,900	$116,800	$130,200	$136,100	$135,900
Comparable Estimate	$127,400 ($97.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-10	91.79-6-4	91.79-5-21	102.23-2-1	102.22-4-8	102.22-4-18
Owner	Mikolajek , Julian C	Wilson, Tyrone	Prestia, Marshall	Solly, Jacob P	Krupski, Jessica M	Heigl, Julie
Address	110 Midland Dr	77 Grand Blvd	159 Westland Pkwy	110 Northern Pkwy	76 Midland Dr	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 120	60 x 108	40 x 120	40 x 120	40 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1948 / 0	1951 / 0	1947 / 0	1949 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.7
Bedrooms	5	3	4	2	3	4
Full/Half Baths	2 / 0	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	4 Full 0	3 Partial 0
1st Sty Area	720	902	970	902	728	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 456
SFLA	1260	1322	1278	1353	1274	1442
Att/Det Gar Sqft	280	420	352	280	280	540
Prior Land	$10,300					
Prior Total	$87,000					
Comp Land Estimate	$12,000	$13,700	$11,000	$11,000	$11,000	$13,000
Sale Date		3/25/2020	10/4/2019	12/30/2019	6/27/2019	7/30/2019
Sale Price		$120,000	$123,000	$115,000	$126,003	$161,000
Time Adj Sale Price		$120,800	$125,500	$116,500	$130,200	$165,900
TADJSP/SQFT		$91.38	$98.20	$86.10	$102.20	$115.05
Total Adj Factors	$52,900	$65,200	$57,600	$62,000	$56,400	$70,300
Adjusted Sale Price		$108,500	$120,800	$107,400	$126,700	$148,500
Comparable Estimate	$122,400 ($97.14/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

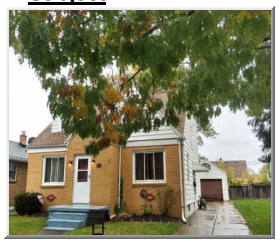
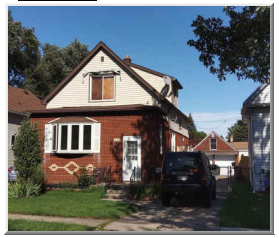
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.79-6-15	102.22-5-1	102.23-4-2	102.23-2-1	91.79-6-4	102.22-4-18
Owner	McClamb, Darius D	Fietz, Giovanny	Sarkar, Muhammad FK	Solly, Jacob P	Wilson, Tyrone	Heigl, Julie
Address	107 Midland Dr	215 George Urban Blvd	106 Grand Blvd	110 Northern Pkwy	77 Grand Blvd	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	104 x 120	80 x 120	40 x 120	40 x 120	60 x 108	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1951 / 0	1947 / 0	1947 / 0	1948 / 0	1947 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.7
Bedrooms	4	4	3	2	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1264	1104	1268	902	902	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 0	0 0	0 200	0 0	0 456
SFLA	1712	1884	1632	1353	1322	1442
Att/Det Gar Sqft	357	600	280	280	420	540
Prior Land	$17,600					
Prior Total	$123,000					
Comp Land Estimate	$18,700	$16,400	$11,000	$11,000	$13,700	$13,000
Sale Date		10/23/2020	10/16/2020	12/30/2019	3/25/2020	7/30/2019
Sale Price		$245,000	$150,000	$115,000	$120,000	$161,000
Time Adj Sale Price		$245,000	$150,000	$116,500	$120,800	$165,900
TADJSP/SQFT		$130.04	$91.91	$86.10	$91.38	$115.05
Total Adj Factors	$85,200	$103,000	$70,100	$62,000	$65,200	$70,300
Adjusted Sale Price		$227,200	$165,100	$139,700	$140,800	$180,800
Comparable Estimate	$170,700 ($99.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.78-6-11	102.22-4-20	102.23-4-17	102.31-1-23	91.79-6-4	102.23-2-1
Owner	Wapniewski, Edward M	Bennett, Matthew	Korhummel, Joseph M	Pembleton, Deana	Wilson, Tyrone	Solly, Jacob P
Address	106 Midland Dr	197 Rosewood Ter	83 Kilbourne Rd	46 Lindbergh Ct	77 Grand Blvd	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 120	58 x 120	51 x 120	50 x 120	60 x 108	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1944 / 0	1948 / 0	1948 / 0	1941 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	983	816	604	902	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	750	983	816	890	1322	1353
Att/Det Gar Sqft	576	484	280	240	420	280
Prior Land	$12,400					
Prior Total	$59,200					
Comp Land Estimate	$14,300	$14,100	$13,100	$13,000	$13,700	$11,000
Sale Date		9/10/2018	8/28/2019	12/27/2019	3/25/2020	12/30/2019
Sale Price		$113,000	$134,400	$106,000	$120,000	$115,000
Time Adj Sale Price		$121,500	$138,000	$107,400	$120,800	$116,500
TADJSP/SQFT		$123.60	$169.12	$120.67	$91.38	$86.10
Total Adj Factors	$43,600	$50,300	$43,700	$44,000	$65,200	$62,000
Adjusted Sale Price		$114,800	$137,900	$107,000	$99,200	$98,100
Comparable Estimate	$111,400 ($148.53/SFLA)					

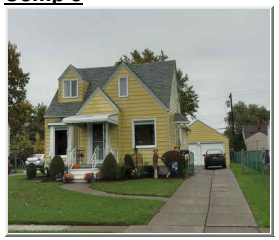
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-1	102.22-4-18	102.22-5-1	102.23-4-2	102.23-2-1	91.79-6-4
Owner	Peters, Harold Richard	Heigl, Julie	Fietz, Giovanny	Sarkar, Muhammad FK	Solly, Jacob P	Wilson, Tyrone
Address	104 Midland Dr	185 Rosewood Ter	215 George Urban Blvd	106 Grand Blvd	110 Northern Pkwy	77 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	50 x 120	80 x 120	40 x 120	40 x 120	60 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1951 / 0	1947 / 0	1947 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	4	3	2	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	952	994	1104	1268	902	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 456	0 0	0 0	0 200	0 0
SFLA	1666	1442	1884	1632	1353	1322
Att/Det Gar Sqft	576	540	600	280	280	420
Prior Land	$14,800					
Prior Total	$126,400					
Comp Land Estimate	$16,400	$13,000	$16,400	$11,000	$11,000	$13,700
Sale Date		7/30/2019	10/23/2020	10/16/2020	12/30/2019	3/25/2020
Sale Price		$161,000	$245,000	$150,000	$115,000	$120,000
Time Adj Sale Price		$165,900	$245,000	$150,000	$116,500	$120,800
TADJSP/SQFT		$115.05	$130.04	$91.91	$86.10	$91.38
Total Adj Factors	$84,600	$70,300	$103,000	$70,100	$62,000	$65,200
Adjusted Sale Price		$180,200	$226,600	$164,500	$139,100	$140,200
Comparable Estimate	$170,100 ($102.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-20	102.23-2-1	102.22-4-8	91.79-6-4	91.79-5-21	102.23-4-21
Owner	Horton, Scott	Solly, Jacob P	Krupski, Jessica M	Wilson, Tyrone	Prestia, Marshall	Gordils, LynJeanette E
Address	101 Midland Dr	110 Northern Pkwy	76 Midland Dr	77 Grand Blvd	159 Westland Pkwy	101 Kilbourne 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 120	40 x 120	40 x 120	60 x 108	40 x 120	51 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 1990	1947 / 0	1949 / 0	1948 / 0	1951 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	2	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	716	902	728	902	970	816
2nd Sty Area	520	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 400
SFLA	1236	1353	1274	1322	1278	1208
Att/Det Gar Sqft	240	280	280	420	352	280
Prior Land	$12,000					
Prior Total	$88,200					
Comp Land Estimate	$13,700	$11,000	$11,000	$13,700	$11,000	$13,100
Sale Date		12/30/2019	6/27/2019	3/25/2020	10/4/2019	3/24/2020
Sale Price		$115,000	$126,003	$120,000	$123,000	$131,000
Time Adj Sale Price		$116,500	$130,200	$120,800	$125,500	$131,900
TADJSP/SQFT		$86.10	$102.20	$91.38	$98.20	$109.19
Total Adj Factors	$60,200	$62,000	$56,400	$65,200	$57,600	$58,300
Adjusted Sale Price		$114,700	$134,000	$115,800	$128,100	$133,800
Comparable Estimate	$125,300 ($101.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-2	91.18-7-39	91.18-2-29	91.18-2-8	91.79-6-1	102.47-8-7
Owner	Christ, Jodi L	Johnson, Frederick D	Canzoneri, Dominick P	Moore, Letitia	Ljungberg, Tyler	Citylights Partners, LLC
Address	100 Midland Dr	149 Mildred Dr	39 Awood Pl	18 Crestwood Pl	61 Grand Blvd	18 Paradise Ct
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	107	107	107	107	107	107
School Code	143001	143001	143003	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 140	35 x 120	50 x 120	80 x 127	50 x 104
Building Style	04 Cape cod	08 Old style	08 Old style	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	06 Stucco	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1943 / 0	1937 / 0	1942 / 0	1950 / 0	1960 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	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	932	1056	924	853	1410	972
2nd Sty Area	0	0	924	825	1042	972
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1631	1626	1848	1678	2452	1944
Att/Det Gar Sqft	280	418	420	475	770	528
Prior Land	$9,100					
Prior Total	$87,900					
Comp Land Estimate	$11,000	$11,900	$9,600	$13,000	$16,900	$12,100
Sale Date		7/28/2020	12/19/2018	3/8/2019	3/28/2018	5/14/2019
Sale Price		$142,000	$151,120	$127,900	$179,500	$170,500
Time Adj Sale Price		$142,000	$159,700	$133,500	$199,500	$176,800
TADJSP/SQFT		$87.33	$86.42	$79.56	$81.36	$90.95
Total Adj Factors	$67,300	$64,800	$87,400	$35,500	$96,400	$74,100
Adjusted Sale Price		$144,500	$139,600	$165,300	$170,400	$170,000
Comparable Estimate	$158,000 ($96.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-3	102.23-8-4	102.22-2-7	102.23-3-21	102.06-1-5	102.30-3-1
Owner	Cardona, Jonathan	Scott, Diane Y	Ha, Bao	Sumpter, Mable T	Hiller, Rachel L	Robinson, Clifton
Address	96 Midland Dr	317 George Urban Blvd	170 George Urban Blvd	187 Eastland Pkwy	18 Lorraine Ln	35 Central Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 121	40 x 120	50 x 121	40 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	1951 / 0	1949 / 0	1949 / 2000	1951 / 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 105	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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	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	3 Partial 0	4 Full 0
1st Sty Area	1134	1224	1176	1096	1054	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 340	0 300	0 300	0 350	0 288	0 390
SFLA	1134	1224	1176	1096	1054	1224
Att/Det Gar Sqft	400	308	400	520	352	440
Prior Land	$9,100					
Prior Total	$92,700					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$13,100	$11,000
Sale Date		9/21/2020	3/21/2019	8/31/2020	9/29/2020	6/19/2019
Sale Price		$150,000	$119,000	$165,000	$162,000	$123,000
Time Adj Sale Price		$150,000	$124,200	$165,000	$162,000	$127,100
TADJSP/SQFT		$122.55	$105.61	$150.55	$153.70	$103.84
Total Adj Factors	$63,200	$66,700	$64,000	$66,700	$60,800	$67,600
Adjusted Sale Price		$146,500	$123,400	$161,500	$164,400	$122,700
Comparable Estimate	$143,700 ($126.72/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-4	102.22-4-8	102.23-2-1	102.23-4-21	91.79-6-4	102.22-4-18
Owner	Haas, James D	Krupski, Jessica M	Solly, Jacob P	Gordils, LynJeanette E	Wilson, Tyrone	Heigl, Julie
Address	92 Midland Dr	76 Midland Dr	110 Northern Pkwy	101 Kilbourne Rd	77 Grand Blvd	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 120	51 x 120	60 x 108	50 x 120
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	01 Wood	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1949 / 0	1947 / 0	1950 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.7
Bedrooms	2	3	2	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	758	728	902	816	902	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 400	0 0	0 456
SFLA	1137	1274	1353	1208	1322	1442
Att/Det Gar Sqft	280	280	280	280	420	540
Prior Land	$9,100					
Prior Total	$72,600					
Comp Land Estimate	$11,000	$11,000	$11,000	$13,100	$13,700	$13,000
Sale Date		6/27/2019	12/30/2019	3/24/2020	3/25/2020	7/30/2019
Sale Price		$126,003	$115,000	$131,000	$120,000	$161,000
Time Adj Sale Price		$130,200	$116,500	$131,900	$120,800	$165,900
TADJSP/SQFT		$102.20	$86.10	$109.19	$91.38	$115.05
Total Adj Factors	$51,200	$56,400	$62,000	$58,300	$65,200	$70,300
Adjusted Sale Price		$125,000	$105,700	$124,800	$106,800	$146,800
Comparable Estimate	$121,800 ($107.12/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-19	102.23-2-1	91.79-6-4	102.22-4-18	102.22-4-8	91.79-5-21
Owner	Slawicz, Aaron N	Solly, Jacob P	Wilson, Tyrone	Heigl, Julie	Krupski, Jessica M	Prestia, Marshall
Address	95 Midland Dr	110 Northern Pkwy	77 Grand Blvd	185 Rosewood Ter	76 Midland Dr	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	40 x 120	60 x 108	50 x 120	40 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1948 / 0	1947 / 0	1949 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	2	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	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	960	902	902	994	728	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 456	0 0	0 0
SFLA	1350	1353	1322	1442	1274	1278
Att/Det Gar Sqft	864	280	420	540	280	352
Prior Land	$11,700					
Prior Total	$104,900					
Comp Land Estimate	$13,400	$11,000	$13,700	$13,000	$11,000	$11,000
Sale Date		12/30/2019	3/25/2020	7/30/2019	6/27/2019	10/4/2019
Sale Price		$115,000	$120,000	$161,000	$126,003	$123,000
Time Adj Sale Price		$116,500	$120,800	$165,900	$130,200	$125,500
TADJSP/SQFT		$86.10	$91.38	$115.05	$102.20	$98.20
Total Adj Factors	$67,000	$62,000	$65,200	$70,300	$56,400	$57,600
Adjusted Sale Price		$121,500	$122,600	$162,600	$140,800	$134,900
Comparable Estimate	$136,500 ($101.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-5	102.22-4-20	102.31-1-23	102.22-4-8	102.23-4-17	102.23-2-1
Owner	Wieszala, Mary Jeanne	Bennett, Matthew	Pembleton, Deana	Krupski, Jessica M	Korhummel, Joseph M	Solly, Jacob P
Address	88 Midland Dr	197 Rosewood Ter	46 Lindbergh Ct	76 Midland Dr	83 Kilbourne Rd	110 Northern Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	58 x 120	50 x 120	40 x 120	51 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	02 Brick
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1941 / 0	1949 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	2	2	3	2	2
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	702	983	604	728	816	902
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	877	983	890	1274	816	1353
Att/Det Gar Sqft	352	484	240	280	280	280
Prior Land	$9,100					
Prior Total	$74,300					
Comp Land Estimate	$11,000	$14,100	$13,000	$11,000	$13,100	$11,000
Sale Date		9/10/2018	12/27/2019	6/27/2019	8/28/2019	12/30/2019
Sale Price		$113,000	$106,000	$126,003	$134,400	$115,000
Time Adj Sale Price		$121,500	$107,400	$130,200	$138,000	$116,500
TADJSP/SQFT		$123.60	$120.67	$102.20	$169.12	$86.10
Total Adj Factors	$43,300	$50,300	$44,000	$56,400	$43,700	$62,000
Adjusted Sale Price		$114,500	$106,700	$117,100	$137,600	$97,800
Comparable Estimate	$114,700 ($130.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-18	102.23-2-1	91.79-6-4	102.22-4-8	102.22-4-18	91.79-5-21
Owner	Haak, Richard	Solly, Jacob P	Wilson, Tyrone	Krupski, Jessica M	Heigl, Julie	Prestia, Marshall
Address	91 Midland Dr	110 Northern Pkwy	77 Grand Blvd	76 Midland Dr	185 Rosewood Ter	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	40 x 120	60 x 108	40 x 120	50 x 120	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1947 / 0	1948 / 0	1949 / 0	1947 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	2	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	754	902	902	728	994	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 456	0 0
SFLA	1328	1353	1322	1274	1442	1278
Att/Det Gar Sqft	280	280	420	280	540	352
Prior Land	$11,700					
Prior Total	$89,700					
Comp Land Estimate	$13,400	$11,000	$13,700	$11,000	$13,000	$11,000
Sale Date		12/30/2019	3/25/2020	6/27/2019	7/30/2019	10/4/2019
Sale Price		$115,000	$120,000	$126,003	$161,000	$123,000
Time Adj Sale Price		$116,500	$120,800	$130,200	$165,900	$125,500
TADJSP/SQFT		$86.10	$91.38	$102.20	$115.05	$98.20
Total Adj Factors	$59,100	$62,000	$65,200	$56,400	$70,300	$57,600
Adjusted Sale Price		$113,600	$114,700	$132,900	$154,700	$127,000
Comparable Estimate	$128,600 ($96.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-17	102.23-2-1	102.22-4-18	102.22-4-8	91.79-6-4	102.23-2-2
Owner	Kausner, Michael R	Solly, Jacob P	Heigl, Julie	Krupski, Jessica M	Wilson, Tyrone	Mills, Nicole
Address	87 Midland Dr	110 Northern Pkwy	185 Rosewood Ter	76 Midland Dr	77 Grand Blvd	192 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	40 x 120	50 x 120	40 x 120	60 x 108	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	01 Wood	02 Brick	02 Brick
Year Built/Eff Yr Built	1949 / 0	1947 / 0	1947 / 0	1949 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.5
Bedrooms	4	2	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
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	879	902	994	728	902	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 456	0 0	0 0	0 450
SFLA	1423	1353	1442	1274	1322	1445
Att/Det Gar Sqft	352	280	540	280	420	280 192
Prior Land	$11,700					
Prior Total	$95,400					
Comp Land Estimate	$13,400	$11,000	$13,000	$11,000	$13,700	$14,400
Sale Date		12/30/2019	7/30/2019	6/27/2019	3/25/2020	4/23/2019
Sale Price		$115,000	$161,000	$126,003	$120,000	$145,000
Time Adj Sale Price		$116,500	$165,900	$130,200	$120,800	$150,800
TADJSP/SQFT		$86.10	$115.05	$102.20	$91.38	$104.36
Total Adj Factors	$62,500	$62,000	$70,300	$56,400	$65,200	$71,200
Adjusted Sale Price		$117,000	$158,100	$136,300	$118,100	$142,100
Comparable Estimate	$134,300 ($94.38/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-6	102.22-4-8	102.23-2-1	102.22-4-18	91.79-6-4	91.79-5-21
Owner	Mendez, Kathleen H	Krupski, Jessica M	Solly, Jacob P	Heigl, Julie	Wilson, Tyrone	Prestia, Marshall
Address	84 Midland Dr	76 Midland Dr	110 Northern Pkwy	185 Rosewood Ter	77 Grand Blvd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 120	50 x 120	60 x 108	40 x 120
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	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1947 / 0	1947 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	2	4	3	4
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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	746	728	902	994	902	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 456	0 0	0 0
SFLA	1306	1274	1353	1442	1322	1278
Att/Det Gar Sqft	320	280	280	540	420	352
Prior Land	$9,100					
Prior Total	$87,300					
Comp Land Estimate	$11,000	$11,000	$11,000	$13,000	$13,700	$11,000
Sale Date		6/27/2019	12/30/2019	7/30/2019	3/25/2020	10/4/2019
Sale Price		$126,003	$115,000	$161,000	$120,000	$123,000
Time Adj Sale Price		$130,200	$116,500	$165,900	$120,800	$125,500
TADJSP/SQFT		$102.20	$86.10	$115.05	$91.38	$98.20
Total Adj Factors	$57,200	$56,400	$62,000	$70,300	$65,200	$57,600
Adjusted Sale Price		$131,000	$111,700	$152,800	$112,800	$125,100
Comparable Estimate	$126,700 ($97.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-15.1	102.22-4-8	102.23-2-1	91.79-6-4	102.23-4-21	91.79-5-21
Owner	Bader, Tammie	Krupski, Jessica M	Solly, Jacob P	Wilson, Tyrone	Gordils, LynJeanette E	Prestia, Marshall
Address	83 Midland Dr	76 Midland Dr	110 Northern Pkwy	77 Grand Blvd	101 Kilbourne Rd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	40 x 120	40 x 120	60 x 108	51 x 120	40 x 120
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	01 Wood	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 2016	1949 / 0	1947 / 0	1948 / 0	1950 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	2	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	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	929	728	902	902	816	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 400	0 0
SFLA	1255	1274	1353	1322	1208	1278
Att/Det Gar Sqft	240	280	280	420	280	352
Prior Land	$11,700					
Prior Total	$73,100					
Comp Land Estimate	$13,400	$11,000	$11,000	$13,700	$13,100	$11,000
Sale Date		6/27/2019	12/30/2019	3/25/2020	3/24/2020	10/4/2019
Sale Price		$126,003	$115,000	$120,000	$131,000	$123,000
Time Adj Sale Price		$130,200	$116,500	$120,800	$131,900	$125,500
TADJSP/SQFT		$102.20	$86.10	$91.38	$109.19	$98.20
Total Adj Factors	$56,800	$56,400	$62,000	$65,200	$58,300	$57,600
Adjusted Sale Price		$130,600	$111,300	$112,400	$130,400	$124,700
Comparable Estimate	$121,900 ($97.13/SFLA)					

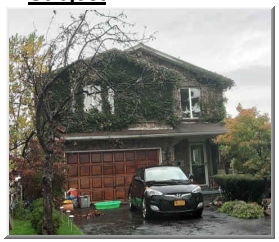
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-7	102.22-4-18	102.22-4-8	102.23-2-1	102.22-5-1	91.79-6-4
Owner	Lang, Kim M	Heigl, Julie	Krupski, Jessica M	Solly, Jacob P	Fietz, Giovanny	Wilson, Tyrone
Address	80 Midland Dr	185 Rosewood Ter	76 Midland Dr	110 Northern Pkwy	215 George Urban Blvd	77 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	50 x 120	40 x 120	40 x 120	80 x 120	60 x 108
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	01 Wood	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1949 / 0	1947 / 0	1951 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.7	1.7	1.5	1.7	1.5
Bedrooms	3	4	3	2	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	838	994	728	902	1104	902
2nd Sty Area	110	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 456	0 0	0 200	0 0	0 0
SFLA	1494	1442	1274	1353	1884	1322
Att/Det Gar Sqft	528	540	280	280	600	420
Prior Land	$9,100					
Prior Total	$93,100					
Comp Land Estimate	$11,000	$13,000	$11,000	$11,000	$16,400	$13,700
Sale Date		7/30/2019	6/27/2019	12/30/2019	10/23/2020	3/25/2020
Sale Price		$161,000	$126,003	$115,000	$245,000	$120,000
Time Adj Sale Price		$165,900	$130,200	$116,500	$245,000	$120,800
TADJSP/SQFT		$115.05	$102.20	$86.10	$130.04	$91.38
Total Adj Factors	$68,500	$70,300	$56,400	$62,000	$103,000	$65,200
Adjusted Sale Price		$164,100	$142,300	$123,000	$210,500	$124,100
Comparable Estimate	$152,800 ($102.28/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-1-14	102.22-4-8	102.23-4-21	102.23-2-1	91.79-6-4	91.79-5-21
Owner	Ruszczyk, Daniel F	Krupski, Jessica M	Gordils, LynJeanette E	Solly, Jacob P	Wilson, Tyrone	Prestia, Marshall
Address	79 Midland Dr	76 Midland Dr	101 Kilbourne Rd	110 Northern Pkwy	77 Grand Blvd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	40 x 120	51 x 120	40 x 120	60 x 108	40 x 120
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	01 Wood	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1950 / 0	1947 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	2	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	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	786	728	816	902	902	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 200	0 0	0 0
SFLA	1163	1274	1208	1353	1322	1278
Att/Det Gar Sqft	253	280	280	280	420	352
Prior Land	$11,700					
Prior Total	$75,800					
Comp Land Estimate	$13,400	$11,000	$13,100	$11,000	$13,700	$11,000
Sale Date		6/27/2019	3/24/2020	12/30/2019	3/25/2020	10/4/2019
Sale Price		$126,003	$131,000	$115,000	$120,000	$123,000
Time Adj Sale Price		$130,200	$131,900	$116,500	$120,800	$125,500
TADJSP/SQFT		$102.20	$109.19	$86.10	$91.38	$98.20
Total Adj Factors	$54,200	$56,400	$58,300	$62,000	$65,200	$57,600
Adjusted Sale Price		$128,000	$127,800	$108,700	$109,800	$122,100
Comparable Estimate	$119,300 ($102.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-5-6	91.18-11-16	91.18-9-23	102.22-5-1	102.23-4-2	102.22-4-18
Owner	Sarago, Joseph F	Truong, Lieu T	Villa, David A III	Fietz, Giovanny	Sarkar, Muhammad FK	Heigl, Julie
Address	26 Midland Dr	29 Woodrow Pl	30 Oriole Pl	215 George Urban Blvd	106 Grand Blvd	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	59 x 102	62 x 148	80 x 120	40 x 120	50 x 120
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1966 / 0	1967 / 0	1951 / 0	1947 / 0	1947 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 105	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.5	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1730	1536	1102	1104	1268	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	444 0	662 0	0 0	0 0	0 456
SFLA	2258	1980	1764	1884	1632	1442
Att/Det Gar Sqft				600	280	540
Prior Land	$9,100					
Prior Total	$138,361					
Comp Land Estimate	$11,000	$13,100	$16,100	$16,400	$11,000	$13,000
Sale Date		7/17/2018	2/27/2018	10/23/2020	10/16/2020	7/30/2019
Sale Price		$142,000	$167,000	$245,000	$150,000	$161,000
Time Adj Sale Price		$154,400	$186,700	$245,000	$150,000	$165,900
TADJSP/SQFT		$77.98	$105.84	$130.04	$91.91	$115.05
Total Adj Factors	$107,400	$94,500	$112,000	$103,000	$70,100	$70,300
Adjusted Sale Price		$167,300	$182,100	$249,400	$187,300	$203,000
Comparable Estimate	$197,800 ($87.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-4-8	102.22-4-8	102.23-2-1	102.22-4-18	91.79-6-4	91.79-5-21
Owner	Krupski, Jessica M	Krupski, Jessica M	Solly, Jacob P	Heigl, Julie	Wilson, Tyrone	Prestia, Marshall
Address	76 Midland Dr	76 Midland Dr	110 Northern Pkwy	185 Rosewood Ter	77 Grand Blvd	159 Westland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 120	40 x 120	40 x 120	50 x 120	60 x 108	40 x 120
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	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1947 / 0	1947 / 0	1948 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	2	4	3	4
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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	728	728	902	994	902	970
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 456	0 0	0 0
SFLA	1274	1274	1353	1442	1322	1278
Att/Det Gar Sqft	280	280	280	540	420	352
Prior Land	$9,100					
Prior Total	$84,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$13,000	$13,700	$11,000
Sale Date		6/27/2019	12/30/2019	7/30/2019	3/25/2020	10/4/2019
Sale Price		$126,003	$115,000	$161,000	$120,000	$123,000
Time Adj Sale Price		$130,200	$116,500	$165,900	$120,800	$125,500
TADJSP/SQFT		$102.20	$86.10	$115.05	$91.38	$98.20
Total Adj Factors	$56,800	$56,400	$62,000	$70,300	$65,200	$57,600
Adjusted Sale Price		$130,600	$111,300	$152,400	$112,400	$124,700
Comparable Estimate	$126,300 ($99.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-10-15	102.23-8-4	102.30-3-1	102.23-8-10	102.23-3-21	102.22-2-7
Owner	Gagnon, Timothy J	Scott, Diane Y	Robinson, Clifton	Balisteri, Peter S	Sumpter, Mable T	Ha, Bao
Address	23 Midland Dr	317 George Urban Blvd	35 Central Blvd	24 Kilbourne Rd	187 Eastland Pkwy	170 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 120	40 x 120	40 x 120	50 x 120	40 x 120	40 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1951 / 0	1952 / 0	1954 / 0	1949 / 2000	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 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	3	2	3	3
Full/Half Baths	2 / 0	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	4 Full 0
1st Sty Area	1352	1224	1224	1246	1096	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 390	0 400	0 350	0 300
SFLA	1352	1224	1224	1246	1096	1176
Att/Det Gar Sqft	432	308	440	440	520	400
Prior Land	$12,000					
Prior Total	$120,700					
Comp Land Estimate	$13,700	$11,000	$11,000	$13,000	$11,000	$11,000
Sale Date		9/21/2020	6/19/2019	11/13/2018	8/31/2020	3/21/2019
Sale Price		$150,000	$123,000	$136,001	$165,000	$119,000
Time Adj Sale Price		$150,000	$127,100	$144,500	$165,000	$124,200
TADJSP/SQFT		$122.55	$103.84	$115.97	$150.55	$105.61
Total Adj Factors	$81,800	$66,700	$67,600	$75,500	$66,700	$64,000
Adjusted Sale Price		$165,100	$141,300	$150,800	$180,100	$142,000
Comparable Estimate	$155,900 ($115.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.22-5-7	91.18-11-16	91.18-9-23	102.22-5-1	102.23-4-2	102.22-4-18
Owner	Zych, Darren M	Truong, Lieu T	Villa, David A III	Fietz, Giovanny	Sarkar, Muhammad FK	Heigl, Julie
Address	22 Midland Dr	29 Woodrow Pl	30 Oriole Pl	215 George Urban Blvd	106 Grand Blvd	185 Rosewood Ter
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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 120	59 x 102	62 x 148	80 x 120	40 x 120	50 x 120
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1951 / 0	1947 / 0	1947 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 105	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	2 / 1	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	2155	1536	1102	1104	1268	994
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	444 0	662 0	0 0	0 0	0 456
SFLA	2675	1980	1764	1884	1632	1442
Att/Det Gar Sqft				600	280	540
Prior Land	$14,800					
Prior Total	$147,159					
Comp Land Estimate	$16,400	$13,100	$16,100	$16,400	$11,000	$13,000
Sale Date		7/17/2018	2/27/2018	10/23/2020	10/16/2020	7/30/2019
Sale Price		$142,000	$167,000	$245,000	$150,000	$161,000
Time Adj Sale Price		$154,400	$186,700	$245,000	$150,000	$165,900
TADJSP/SQFT		$77.98	$105.84	$130.04	$91.91	$115.05
Total Adj Factors	$117,400	$94,500	$112,000	$103,000	$70,100	$70,300
Adjusted Sale Price		$177,300	$192,100	$259,400	$197,300	$213,000
Comparable Estimate	$207,800 ($77.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.23-10-16	102.23-8-4	102.30-3-1	102.23-8-10	102.23-3-21	102.22-2-7
Owner	Balistrieri Angelo D	Scott, Diane Y	Robinson, Clifton	Balisteri, Peter S	Sumpter, Mable T	Ha, Bao
Address	19 Midland Dr	317 George Urban Blvd	35 Central Blvd	24 Kilbourne Rd	187 Eastland Pkwy	170 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 120	40 x 120	40 x 120	50 x 120	40 x 120	40 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1951 / 0	1952 / 0	1954 / 0	1949 / 2000	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 105	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	1312	1224	1224	1246	1096	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 390	0 400	0 350	0 300
SFLA	1312	1224	1224	1246	1096	1176
Att/Det Gar Sqft	440	308	440	440	520	400
Prior Land	$17,700					
Prior Total	$115,000					
Comp Land Estimate	$18,800	$11,000	$11,000	$13,000	$11,000	$11,000
Sale Date		9/21/2020	6/19/2019	11/13/2018	8/31/2020	3/21/2019
Sale Price		$150,000	$123,000	$136,001	$165,000	$119,000
Time Adj Sale Price		$150,000	$127,100	$144,500	$165,000	$124,200
TADJSP/SQFT		$122.55	$103.84	$115.97	$150.55	$105.61
Total Adj Factors	$76,700	$66,700	$67,600	$75,500	$66,700	$64,000
Adjusted Sale Price		$160,000	$136,200	$145,700	$175,000	$136,900
Comparable Estimate	$150,800 ($114.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-6	91.19-8-7	91.19-10-10	91.15-4-16	91.18-8-19	91.18-7-28
Owner	Lunz, Robert J	Wruck, Stephen	Jones, Joann	Tucker, Ashley M	Perez, Eloy Jr	Kubiak, Stanley J
Address	219 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	27 Thruway Ct	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	84 x 118	52 x 99	54 x 98	50 x 120	50 x 139	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1950 / 0	1956 / 0	1952 / 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 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	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	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	768	768	768	972	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 448	0 0	0 0
SFLA	1216	911	1152	1420	1020	1075
Att/Det Gar Sqft	352	264	308	308	242	309
Prior Land	$15,200					
Prior Total	$113,000					
Comp Land Estimate	$16,700	$12,000	$12,200	$13,000	$14,000	$14,000
Sale Date		2/4/2019	1/18/2019	8/20/2019	6/9/2020	9/23/2019
Sale Price		$110,000	$124,000	$125,000	$97,000	$113,000
Time Adj Sale Price		$115,200	$130,300	$128,400	$97,200	$115,700
TADJSP/SQFT		$126.45	$113.11	$90.42	$95.29	$107.63
Total Adj Factors	$64,300	$44,400	$53,700	$65,000	$50,200	$52,900
Adjusted Sale Price		$135,100	$140,900	$127,700	$111,300	$127,100
Comparable Estimate	$128,400 ($105.59/SFLA)					

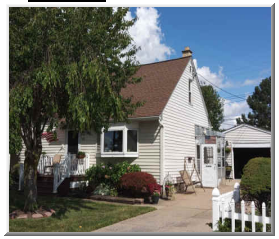
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-7	91.19-8-7	91.19-10-10	91.18-8-19	91.18-7-28	91.15-4-16
Owner	Wruck, Stephen	Wruck, Stephen	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Tucker, Ashley M
Address	211 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	27 Thruway Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 99	54 x 98	50 x 139	50 x 140	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1950 / 0	1952 / 0	1948 / 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 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	3	3	3	4	3	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	768	768	768	630	720	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 448
SFLA	911	911	1152	1020	1075	1420
Att/Det Gar Sqft	264	264	308	242	309	308
Prior Land	$10,500					
Prior Total	$92,379					
Comp Land Estimate	$12,000	$12,000	$12,200	$14,000	$14,000	$13,000
Sale Date		2/4/2019	1/18/2019	6/9/2020	9/23/2019	8/20/2019
Sale Price		$110,000	$124,000	$97,000	$113,000	$125,000
Time Adj Sale Price		$115,200	$130,300	$97,200	$115,700	$128,400
TADJSP/SQFT		$126.45	$113.11	$95.29	$107.63	$90.42
Total Adj Factors	$44,400	$44,400	$53,700	$50,200	$52,900	$65,000
Adjusted Sale Price		$115,200	$121,000	$91,400	$107,200	$107,800
Comparable Estimate	$108,500 ($119.1/SFLA)					

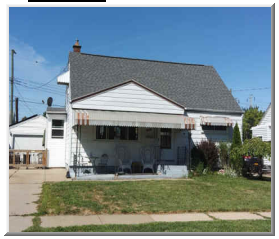
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-8	91.19-8-7	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Benz, Daniel A	Wruck, Stephen	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	205 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 99	54 x 98	50 x 139	50 x 140	56 x 98
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	1958 / 0	1958 / 0	1950 / 0	1952 / 0	1948 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	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	768	768	768	630	720	768
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	952	911	1152	1020	1075	1152
Att/Det Gar Sqft	308	264	308	242	309	440
Prior Land	$10,500					
Prior Total	$94,537					
Comp Land Estimate	$12,000	$12,000	$12,200	$14,000	$14,000	$12,500
Sale Date		2/4/2019	1/18/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$110,000	$124,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$115,200	$130,300	$97,200	$115,700	$134,900
TADJSP/SQFT		$126.45	$113.11	$95.29	$107.63	$117.10
Total Adj Factors	$46,900	$44,400	$53,700	$50,200	$52,900	$55,300
Adjusted Sale Price		$117,700	$123,500	$93,900	$109,700	$126,500
Comparable Estimate	$114,300 ($120.06/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

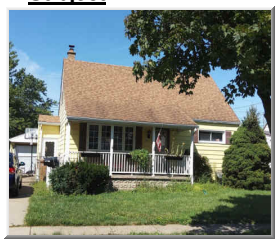
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-9	91.19-10-10	91.19-8-7	91.18-8-19	91.15-4-16	91.18-7-28
Owner	Bruch, Douglas	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Tucker, Ashley M	Kubiak, Stanley J
Address	201 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	27 Thruway Ct	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	50 x 120	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1950 / 0	1958 / 0	1952 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	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	816	768	768	630	972	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 448	0 0
SFLA	1224	1152	911	1020	1420	1075
Att/Det Gar Sqft	308	308	264	242	308	309
Prior Land	$10,500					
Prior Total	$109,200					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$13,000	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	8/20/2019	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$125,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$128,400	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$90.42	$107.63
Total Adj Factors	$56,100	$53,700	$44,400	$50,200	$65,000	$52,900
Adjusted Sale Price		$132,700	$126,900	$103,100	$119,500	$118,900
Comparable Estimate	$120,200 ($98.2/SFLA)					

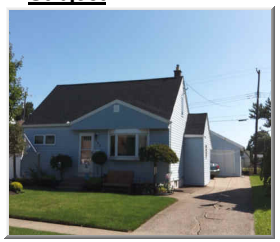
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-4	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Ansermin, Audrey B	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	200 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	800	768	768	630	720	768
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	1184	1152	911	1020	1075	1152
Att/Det Gar Sqft	308	308	264	242	309	440
Prior Land	$10,600					
Prior Total	$98,500					
Comp Land Estimate	$12,100	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$53,900	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$130,500	$124,700	$100,900	$116,700	$133,500
Comparable Estimate	$121,300 ($102.45/SFLA)					

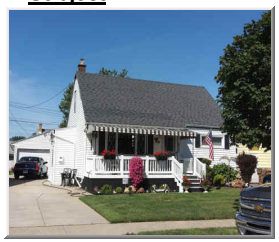
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-10	91.19-8-7	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Gillette, Lawrence A Jr	Wruck, Stephen	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	193 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 99	54 x 98	50 x 139	50 x 140	56 x 98
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	1957 / 0	1958 / 0	1950 / 0	1952 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	4	3	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	768	768	768	630	720	768
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	1032	911	1152	1020	1075	1152
Att/Det Gar Sqft	336	264	308	242	309	440
Prior Land	$10,500					
Prior Total	$81,600					
Comp Land Estimate	$12,000	$12,000	$12,200	$14,000	$14,000	$12,500
Sale Date		2/4/2019	1/18/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$110,000	$124,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$115,200	$130,300	$97,200	$115,700	$134,900
TADJSP/SQFT		$126.45	$113.11	$95.29	$107.63	$117.10
Total Adj Factors	$49,100	$44,400	$53,700	$50,200	$52,900	$55,300
Adjusted Sale Price		$119,900	$125,700	$96,100	$111,900	$128,700
Comparable Estimate	$116,500 ($112.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-5	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Evers, Donna M	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	192 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	3	3	4	3	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	768	768	768	630	720	768
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	1152	1152	911	1020	1075	1152
Att/Det Gar Sqft	352	308	264	242	309	440
Prior Land	$10,600					
Prior Total	$103,000					
Comp Land Estimate	$12,100	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$54,100	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$130,700	$124,900	$101,100	$116,900	$133,700
Comparable Estimate	$121,500 ($105.47/SFLA)					

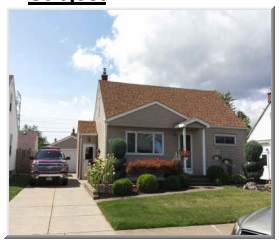
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-11	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Diaz, Cecilio Jr	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	187 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1956 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	800	768	768	630	720	768
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	1135	1152	911	1020	1075	1152
Att/Det Gar Sqft	336	308	264	242	309	440
Prior Land	$10,500					
Prior Total	$104,300					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$52,900	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$129,500	$123,700	$99,900	$115,700	$132,500
Comparable Estimate	$120,300 ($105.99/SFLA)					

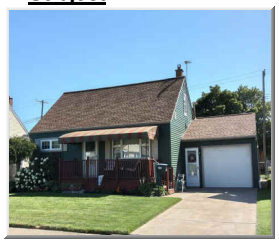
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-6	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Horvatits, Stefan M	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	186 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	800	768	768	630	720	768
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	1184	1152	911	1020	1075	1152
Att/Det Gar Sqft	308	308	264	242	309	440
Prior Land	$10,500					
Prior Total	$104,600					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$55,100	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$131,700	$125,900	$102,100	$117,900	$134,700
Comparable Estimate	$122,500 ($103.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-12	91.19-10-10	91.19-8-7	91.18-8-19	91.19-8-27	91.18-7-28
Owner	Fenski, Donald J	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J
Address	183 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	56 x 98	50 x 140
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	1957 / 0	1950 / 0	1958 / 0	1952 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	768	720
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	1152	1152	911	1020	1152	1075
Att/Det Gar Sqft	400	308	264	242	440	309
Prior Land	$10,500					
Prior Total	$93,300					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$12,500	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	1/3/2018	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$120,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$134,900	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$117.10	$107.63
Total Adj Factors	$54,600	$53,700	$44,400	$50,200	$55,300	$52,900
Adjusted Sale Price		$131,200	$125,400	$101,600	$134,200	$117,400
Comparable Estimate	$122,000 ($105.9/SFLA)					

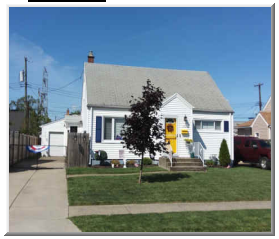
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-7	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Bollman, Barbara B	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	182 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	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	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	4	3	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	1145	768	768	630	720	768
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	1145	1152	911	1020	1075	1152
Att/Det Gar Sqft	480	308	264	242	309	440
Prior Land	$10,500					
Prior Total	$90,600					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$56,000	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$132,600	$126,800	$103,000	$118,800	$135,600
Comparable Estimate	$123,400 ($107.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-13	91.19-10-10	91.19-8-7	91.18-8-19	91.19-8-27	91.18-7-28
Owner	Putt, Holly	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J
Address	177 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	56 x 98	50 x 140
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	1957 / 0	1950 / 0	1958 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	768	720
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	1152	1152	911	1020	1152	1075
Att/Det Gar Sqft	308	308	264	242	440	309
Prior Land	$10,500					
Prior Total	$100,900					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$12,500	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	1/3/2018	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$120,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$134,900	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$117.10	$107.63
Total Adj Factors	$48,800	$53,700	$44,400	$50,200	$55,300	$52,900
Adjusted Sale Price		$125,400	$119,600	$95,800	$128,400	$111,600
Comparable Estimate	$116,200 ($100.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-8	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Blachowiak, Thaddeus I	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	176 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	992	768	768	630	720	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 264	0 0	0 0	0 0	0 0	0 0
SFLA	1184	1152	911	1020	1075	1152
Att/Det Gar Sqft	392	308	264	242	309	440
Prior Land	$10,500					
Prior Total	$109,600					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$56,200	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$132,800	$127,000	$103,200	$119,000	$135,800
Comparable Estimate	$123,600 ($104.39/SFLA)					

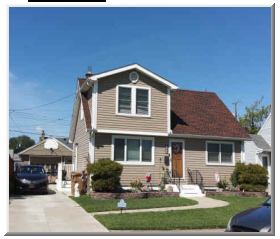
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-14	91.19-10-10	91.19-8-7	91.18-8-19	91.19-8-27	91.18-7-28
Owner	Logel, James B	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J
Address	173 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	56 x 98	50 x 140
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	1957 / 0	1950 / 0	1958 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	768	720
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	1152	1152	911	1020	1152	1075
Att/Det Gar Sqft	336	308	264	242	440	309
Prior Land	$10,500					
Prior Total	$104,100					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$12,500	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	1/3/2018	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$120,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$134,900	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$117.10	$107.63
Total Adj Factors	$53,500	$53,700	$44,400	$50,200	$55,300	$52,900
Adjusted Sale Price		$130,100	$124,300	$100,500	$133,100	$116,300
Comparable Estimate	$120,900 ($104.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-15	91.19-10-10	91.19-8-7	91.18-8-19	91.19-8-27	91.15-4-16
Owner	Teferi, Muluye S	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Wilkes, Charles	Tucker, Ashley M
Address	167 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	27 Thruway Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	56 x 98	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1956 / 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 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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	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	900	768	768	630	768	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 448
SFLA	1284	1152	911	1020	1152	1420
Att/Det Gar Sqft	336	308	264	242	440	308
Prior Land	$10,500					
Prior Total	$112,300					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$12,500	$13,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	1/3/2018	8/20/2019
Sale Price		$124,000	$110,000	$97,000	$120,000	$125,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$134,900	$128,400
TADJSP/SQFT		$113.11	$126.45	$95.29	$117.10	$90.42
Total Adj Factors	$57,900	$53,700	$44,400	$50,200	$55,300	$65,000
Adjusted Sale Price		$134,500	$128,700	$104,900	$137,500	$121,300
Comparable Estimate	$125,400 ($97.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-9	91.19-8-7	91.19-10-10	91.18-8-19	91.18-7-28	91.18-3-15
Owner	Reinagel, Kristina J	Wruck, Stephen	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Orwat, Andrew
Address	172 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	46 Beryl 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143003
Site No.	1	1	1	1	1	1
Land Size	51 x 98	52 x 99	54 x 98	50 x 139	50 x 140	90 x 124
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	1957 / 0	1958 / 0	1950 / 0	1952 / 0	1948 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
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	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	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	768	768	768	630	720	648
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	768	911	1152	1020	1075	648
Att/Det Gar Sqft	440	264	308	242	309	228
Prior Land	$10,400					
Prior Total	$89,800					
Comp Land Estimate	$11,900	$12,000	$12,200	$14,000	$14,000	$17,700
Sale Date		2/4/2019	1/18/2019	6/9/2020	9/23/2019	10/29/2018
Sale Price		$110,000	$124,000	$97,000	$113,000	$84,300
Time Adj Sale Price		$115,200	$130,300	$97,200	$115,700	$90,100
TADJSP/SQFT		$126.45	$113.11	$95.29	$107.63	$139.04
Total Adj Factors	$41,300	$44,400	$53,700	$50,200	$52,900	$36,800
Adjusted Sale Price		$112,100	$117,900	$88,300	$104,100	$94,600
Comparable Estimate	$103,400 ($134.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-10	91.19-10-10	91.19-8-7	91.18-8-19	91.19-8-27	91.18-7-28
Owner	Hicks, Damon	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J
Address	166 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 98	52 x 99	50 x 139	56 x 98	50 x 140
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	1957 / 0	1950 / 0	1958 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	768	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 0	0 0	0 0	0 0	0 0
SFLA	1152	1152	911	1020	1152	1075
Att/Det Gar Sqft	440	308	264	242	440	309
Prior Land	$10,500					
Prior Total	$107,651					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$12,500	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	1/3/2018	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$120,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$134,900	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$117.10	$107.63
Total Adj Factors	$59,600	$53,700	$44,400	$50,200	$55,300	$52,900
Adjusted Sale Price		$136,200	$130,400	$106,600	$139,200	$122,400
Comparable Estimate	$127,000 ($110.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-16	91.19-10-10	91.19-8-7	91.19-8-27	91.18-8-19	102.06-2-44
Owner	Kowalski, Joanne L	Jones, Joann	Wruck, Stephen	Wilkes, Charles	Perez, Eloy Jr	Folaron, Jocelyn J
Address	163 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	103 Melcourt Dr	86 Mildred Dr	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143002	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	56 x 98	50 x 139	50 x 120
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	1957 / 0	1950 / 0	1958 / 0	1956 / 0	1952 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1.7
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	768	768	630	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 0	0 0	0 0	0 0	0 240
SFLA	1184	1152	911	1152	1020	1180
Att/Det Gar Sqft	440	308	264	440	242	416
Prior Land	$10,500					
Prior Total	$114,955					
Comp Land Estimate	$12,000	$12,200	$12,000	$12,500	$14,000	$13,000
Sale Date		1/18/2019	2/4/2019	1/3/2018	6/9/2020	12/20/2019
Sale Price		$124,000	$110,000	$120,000	$97,000	$147,000
Time Adj Sale Price		$130,300	$115,200	$134,900	$97,200	$149,000
TADJSP/SQFT		$113.11	$126.45	$117.10	$95.29	$126.27
Total Adj Factors	$56,800	$53,700	$44,400	$55,300	$50,200	$58,100
Adjusted Sale Price		$133,400	$127,600	$136,400	$103,800	$147,700
Comparable Estimate	$129,800 ($109.63/SFLA)					

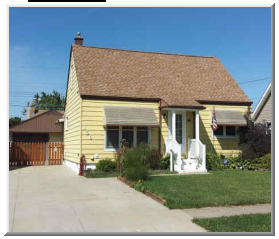
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-11	91.19-10-10	91.19-8-7	91.18-8-19	91.19-8-27	91.18-7-28
Owner	Elkerson, Janine R	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J
Address	162 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 98	52 x 99	50 x 139	56 x 98	50 x 140
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	1962 / 0	1950 / 0	1958 / 0	1952 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	768	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 0	0 0	0 0	0 0
SFLA	1296	1152	911	1020	1152	1075
Att/Det Gar Sqft	308	308	264	242	440	309
Prior Land	$10,500					
Prior Total	$116,200					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$12,500	$14,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	1/3/2018	9/23/2019
Sale Price		$124,000	$110,000	$97,000	$120,000	$113,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$134,900	$115,700
TADJSP/SQFT		$113.11	$126.45	$95.29	$117.10	$107.63
Total Adj Factors	$63,900	$53,700	$44,400	$50,200	$55,300	$52,900
Adjusted Sale Price		$140,500	$134,700	$110,900	$143,500	$126,700
Comparable Estimate	$131,300 ($101.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-17	91.19-10-10	91.19-8-7	91.19-8-27	91.15-4-16	91.18-8-19
Owner	Crowley, Danielle M	Jones, Joann	Wruck, Stephen	Wilkes, Charles	Tucker, Ashley M	Perez, Eloy Jr
Address	157 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	103 Melcourt Dr	27 Thruway Ct	86 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	56 x 98	50 x 120	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1958 / 0	1956 / 0	1956 / 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 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	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	768	768	972	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 0	0 0	0 448	0 0
SFLA	1344	1152	911	1152	1420	1020
Att/Det Gar Sqft	308	308	264	440	308	242
Prior Land	$10,500					
Prior Total	$109,311					
Comp Land Estimate	$12,000	$12,200	$12,000	$12,500	$13,000	$14,000
Sale Date		1/18/2019	2/4/2019	1/3/2018	8/20/2019	6/9/2020
Sale Price		$124,000	$110,000	$120,000	$125,000	$97,000
Time Adj Sale Price		$130,300	$115,200	$134,900	$128,400	$97,200
TADJSP/SQFT		$113.11	$126.45	$117.10	$90.42	$95.29
Total Adj Factors	$62,700	$53,700	$44,400	$55,300	$65,000	$50,200
Adjusted Sale Price		$139,300	$133,500	$142,300	$126,100	$109,700
Comparable Estimate	$130,200 ($96.88/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

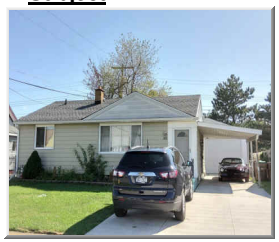
Roll Year: 2021

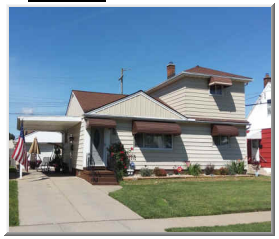
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-12	91.19-10-10	91.18-6-42	91.18-10-28	91.15-4-16	91.18-4-10
Owner	Davis George N	Jones, Joann	Vazquez, Dominic A	Allan, Danielle J	Tucker, Ashley M	Tague, Jessica A
Address	156 Melcourt Dr	84 Melcourt Dr	171 Toelsin Rd	17 Verdun Pl	27 Thruway Ct	85 Beryl 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143003
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 98	50 x 140	50 x 120	50 x 120	91 x 174
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1950 / 0	1950 / 0	1951 / 0	1956 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1080	768	1024	852	972	1319
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 448	0 700
SFLA	1464	1152	1536	1491	1420	1829
Att/Det Gar Sqft	484	308	484	528	308	480
Prior Land	$10,500					
Prior Total	$119,105					
Comp Land Estimate	$12,000	$12,200	$14,000	$13,000	$13,000	$20,400
Sale Date		1/18/2019	11/9/2018	6/26/2020	8/20/2019	9/30/2019
Sale Price		$124,000	$139,900	$172,500	$125,000	$159,900
Time Adj Sale Price		$130,300	$148,700	$172,800	$128,400	$163,700
TADJSP/SQFT		$113.11	$96.81	$115.90	$90.42	$89.50
Total Adj Factors	$66,200	$53,700	$80,100	$68,000	$65,000	$106,900
Adjusted Sale Price		$142,800	$134,800	$171,000	$129,600	$123,000
Comparable Estimate	$140,200 ($95.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-18	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Kuhn, Wendy E	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	151 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 99	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1956 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	3	3	4	3	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	768	768	768	630	720	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 425	0 0	0 0	0 0	0 0	0 0
SFLA	1076	1152	911	1020	1075	1152
Att/Det Gar Sqft	484	308	264	242	309	440
Prior Land	$10,500					
Prior Total	$110,000					
Comp Land Estimate	$12,000	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$53,600	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$130,200	$124,400	$100,600	$116,400	$133,200
Comparable Estimate	$121,000 ($112.45/SFLA)					

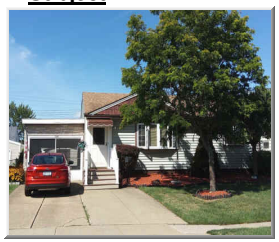
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-13	91.19-8-7	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Hastings, David J	Wruck, Stephen	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	150 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 98	52 x 99	54 x 98	50 x 139	50 x 140	56 x 98
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1950 / 0	1952 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	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	768	768	768	630	720	768
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	960	911	1152	1020	1075	1152
Att/Det Gar Sqft	308	264	308	242	309	440
Prior Land	$10,500					
Prior Total	$94,537					
Comp Land Estimate	$12,000	$12,000	$12,200	$14,000	$14,000	$12,500
Sale Date		2/4/2019	1/18/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$110,000	$124,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$115,200	$130,300	$97,200	$115,700	$134,900
TADJSP/SQFT		$126.45	$113.11	$95.29	$107.63	$117.10
Total Adj Factors	$45,100	$44,400	$53,700	$50,200	$52,900	$55,300
Adjusted Sale Price		$115,900	$121,700	$92,100	$107,900	$124,700
Comparable Estimate	$112,500 ($117.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-19	91.18-5-38	102.06-2-2	91.19-10-6	91.18-5-45	91.18-6-35
Owner	Richardson Deana E	Feliciano, Juan	Heenan, Mary M	Eshenour, Alan S	Soler, Leah A	Harris, Denise
Address	145 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	110 Melcourt Dr	135 Wheaton Dr	135 Toelsin 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	107	107	107	107	107	107
School Code	143002	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 107	55 x 120	54 x 98	70 x 107	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1956 / 0	1953 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
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	884	832	910	884	1023	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 442	0 0	0 432
SFLA	884	832	910	884	1023	944
Att/Det Gar Sqft	660	440	320	524	440	320
Prior Land	$10,500					
Prior Total	$93,000					
Comp Land Estimate	$12,000	$12,600	$13,700	$12,200	$14,600	$14,000
Sale Date		8/12/2020	7/31/2020	5/22/2019	5/12/2020	11/6/2019
Sale Price		$116,000	$137,000	$114,500	$135,000	$135,000
Time Adj Sale Price		$116,000	$137,000	$118,700	$135,500	$137,300
TADJSP/SQFT		$139.42	$150.55	$134.28	$132.45	$145.44
Total Adj Factors	$54,300	$50,300	$52,800	$54,600	$58,200	$57,900
Adjusted Sale Price		$120,000	$138,500	$118,400	$131,600	$133,700
Comparable Estimate	$128,400 ($145.25/SFLA)					

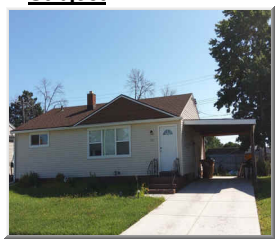
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-14	91.18-5-45	91.19-10-10	91.18-5-38	91.18-7-14	91.18-8-35
Owner	Maldonado, Jose	Soler, Leah A	Jones, Joann	Feliciano, Juan	Medina, Shawna L	Krawczyk, Heather L
Address	144 Melcourt Dr	135 Wheaton Dr	84 Melcourt Dr	99 Wheaton Dr	138 Toelsin Rd	93 Andres 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	107	107	107	107	107	107
School Code	143002	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	70 x 107	54 x 98	52 x 107	50 x 140	69 x 96
Building Style	14 other	01 Ranch	04 Cape cod	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1953 / 0	1950 / 0	1953 / 0	1948 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.5	1.0	1.0	1.0
Bedrooms	4	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	1023	768	832	1396	1248
2nd Sty Area	364	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 480
SFLA	1248	1023	1152	832	1396	1248
Att/Det Gar Sqft	308	440	308	440	638	528
Prior Land	$10,500					
Prior Total	$90,100					
Comp Land Estimate	$12,000	$14,600	$12,200	$12,600	$14,000	$13,700
Sale Date		5/12/2020	1/18/2019	8/12/2020	1/10/2020	9/23/2020
Sale Price		$135,000	$124,000	$116,000	$167,000	$177,000
Time Adj Sale Price		$135,500	$130,300	$116,000	$168,700	$177,000
TADJSP/SQFT		$132.45	$113.11	$139.42	$120.85	$141.83
Total Adj Factors	$53,800	$58,200	$53,700	$50,300	$77,700	$72,500
Adjusted Sale Price		$131,100	$130,400	$119,500	$144,800	$158,300
Comparable Estimate	$136,800 ($109.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-20	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-6-35
Owner	Henning, Courtney M	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Harris, Denise
Address	141 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	135 Toelsin 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 107	55 x 120	70 x 107	54 x 98	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
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	884	832	910	1023	884	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 432
SFLA	884	832	910	1023	884	944
Att/Det Gar Sqft	200	440	320	440	524	320
Prior Land	$10,500					
Prior Total	$94,288					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$14,000
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	11/6/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$135,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$137,300
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$145.44
Total Adj Factors	$49,900	$50,300	$52,800	$58,200	$54,600	$57,900
Adjusted Sale Price		$115,600	$134,100	$127,200	$114,000	$129,300
Comparable Estimate	$124,000 ($140.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-15	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-6-35
Owner	Robinson, Kenneth R	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Harris, Denise
Address	140 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	135 Toelsin 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	52 x 107	55 x 120	70 x 107	54 x 98	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
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	884	832	910	1023	884	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 432
SFLA	884	832	910	1023	884	944
Att/Det Gar Sqft	200	440	320	440	524	320
Prior Land	$10,500					
Prior Total	$93,800					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$14,000
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	11/6/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$135,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$137,300
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$145.44
Total Adj Factors	$49,200	$50,300	$52,800	$58,200	$54,600	$57,900
Adjusted Sale Price		$114,900	$133,400	$126,500	$113,300	$128,600
Comparable Estimate	$123,300 ($139.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-16	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Schieder, Carolyn M	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	134 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	884	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 0
SFLA	884	832	910	1023	884	896
Att/Det Gar Sqft	210	440	320	440	524	308
Prior Land	$10,500					
Prior Total	$92,500					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$49,300	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$115,000	$133,500	$126,600	$113,400	$112,100
Comparable Estimate	$120,100 ($135.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-21	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Rogala, Charleen E	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	135 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	884	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 264	0 0	0 442	0 0
SFLA	884	832	910	1023	884	896
Att/Det Gar Sqft	240	440	320	440	524	308
Prior Land	$10,500					
Prior Total	$95,118					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$50,900	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$116,600	$135,100	$128,200	$115,000	$113,700
Comparable Estimate	$121,700 ($137.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-22	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-6-35
Owner	Day, Valerie Dawn	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Harris, Denise
Address	131 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	135 Toelsin 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 107	55 x 120	70 x 107	54 x 98	50 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
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	910	832	910	1023	884	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 264	0 0	0 442	0 432
SFLA	910	832	910	1023	884	944
Att/Det Gar Sqft		440	320	440	524	320
Prior Land	$10,500					
Prior Total	$97,193					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$14,000
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	11/6/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$135,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$137,300
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$145.44
Total Adj Factors	$53,100	$50,300	$52,800	$58,200	$54,600	$57,900
Adjusted Sale Price		$118,800	$137,300	$130,400	$117,200	$132,500
Comparable Estimate	$127,200 ($139.78/SFLA)					

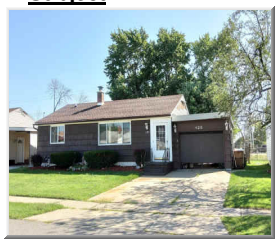
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

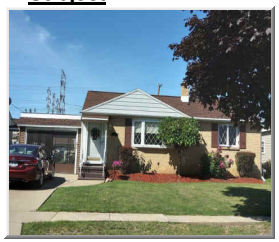
Roll Year: 2021

Option : 107_ENPM_OPTIONS

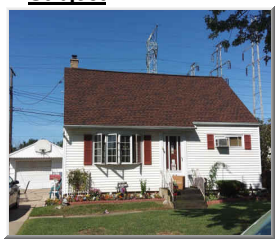
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-3	91.19-8-7	91.18-8-19	91.19-10-10	91.18-7-28	91.18-1-7
Owner	Urban, Paul J	Wruck, Stephen	Perez, Eloy Jr	Jones, Joann	Kubiak, Stanley J	Baylor, Eric
Address	130 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	84 Melcourt Dr	87 Mildred Dr	46 Awood 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 109	52 x 99	50 x 139	54 x 98	50 x 140	70 x 120
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	1958 / 0	1958 / 0	1952 / 0	1950 / 0	1948 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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 / 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	768	768	630	768	720	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	936	911	1020	1152	1075	1116
Att/Det Gar Sqft	308	264	242	308	309	400
Prior Land	$12,000					
Prior Total	$95,450					
Comp Land Estimate	$13,800	$12,000	$14,000	$12,200	$14,000	$15,400
Sale Date		2/4/2019	6/9/2020	1/18/2019	9/23/2019	4/9/2020
Sale Price		$110,000	$97,000	$124,000	$113,000	$132,500
Time Adj Sale Price		$115,200	$97,200	$130,300	$115,700	$133,200
TADJSP/SQFT		$126.45	$95.29	$113.11	$107.63	$119.35
Total Adj Factors	$46,900	$44,400	$50,200	$53,700	$52,900	$54,800
Adjusted Sale Price		$117,700	$93,900	$123,500	$109,700	$125,300
Comparable Estimate	$114,000 ($121.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-17	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Kaminski, Robert E	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	130 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	884	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 0
SFLA	884	832	910	1023	884	896
Att/Det Gar Sqft	264	440	320	440	524	308
Prior Land	$10,500					
Prior Total	$91,700					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$49,900	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$115,600	$134,100	$127,200	$114,000	$112,700
Comparable Estimate	$120,700 ($136.54/SFLA)					

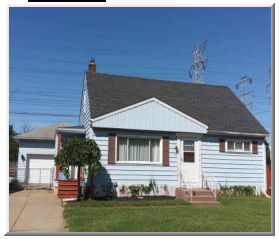
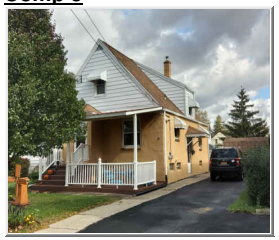
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-23	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Richardson, Richard M	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	125 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 99	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	884	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 0
SFLA	884	832	910	1023	884	896
Att/Det Gar Sqft	264	440	320	440	524	308
Prior Land	$10,500					
Prior Total	$91,400					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$48,800	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$114,500	$133,000	$126,100	$112,900	$111,600
Comparable Estimate	$119,600 ($135.29/SFLA)					

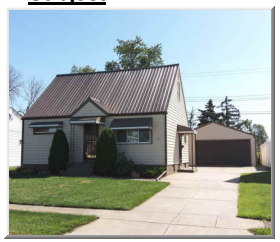
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-18	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Borkowski, Cynthia E	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	124 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 98	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	884	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 663	0 0	0 264	0 0	0 442	0 0
SFLA	884	832	910	1023	884	896
Att/Det Gar Sqft	275	440	320	440	524	308
Prior Land	$10,500					
Prior Total	$93,100					
Comp Land Estimate	$12,000	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$54,500	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$120,200	$138,700	$131,800	$118,600	$117,300
Comparable Estimate	$125,300 ($141.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-24	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Soldaczewski, Christop	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	121 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 98	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	850	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 0
SFLA	850	832	910	1023	884	896
Att/Det Gar Sqft	299	440	320	440	524	308
Prior Land	$12,500					
Prior Total	$84,400					
Comp Land Estimate	$14,100	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$51,200	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$116,900	$135,400	$128,500	$115,300	$114,000
Comparable Estimate	$122,000 ($143.53/SFLA)					

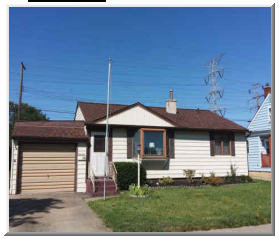
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-4	91.18-6-42	91.18-4-10	91.15-4-16	91.18-10-28	91.19-10-10
Owner	Kowalski, Edward R Jr	Vazquez, Dominic A	Tague, Jessica A	Tucker, Ashley M	Allan, Danielle J	Jones, Joann
Address	122 Melcourt Dr	171 Toelsin Rd	85 Beryl Dr	27 Thruway Ct	17 Verdun Pl	84 Melcourt 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	107	107	107	107	107	107
School Code	143002	143001	143003	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 98	50 x 140	91 x 174	50 x 120	50 x 120	54 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1950 / 0	1952 / 0	1956 / 0	1951 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	6	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 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	1108	1024	1319	972	852	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 432	0 700	0 448	0 0	0 0
SFLA	1492	1536	1829	1420	1491	1152
Att/Det Gar Sqft	352	484	480	308	528	308
Prior Land	$10,700					
Prior Total	$113,400					
Comp Land Estimate	$12,200	$14,000	$20,400	$13,000	$13,000	$12,200
Sale Date		11/9/2018	9/30/2019	8/20/2019	6/26/2020	1/18/2019
Sale Price		$139,900	$159,900	$125,000	$172,500	$124,000
Time Adj Sale Price		$148,700	$163,700	$128,400	$172,800	$130,300
TADJSP/SQFT		$96.81	$89.50	$90.42	$115.90	$113.11
Total Adj Factors	$67,700	$80,100	$106,900	$65,000	$68,000	$53,700
Adjusted Sale Price		$136,300	$124,500	$131,100	$172,500	$144,300
Comparable Estimate	$141,700 ($94.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-19	91.18-5-38	102.06-2-2	91.18-5-45	91.19-10-6	91.18-5-30
Owner	Haynos, Danielle L	Feliciano, Juan	Heenan, Mary M	Soler, Leah A	Eshenour, Alan S	Messere, Antonio
Address	120 Melcourt Dr	99 Wheaton Dr	15 Crescent Ct	135 Wheaton Dr	110 Melcourt Dr	55 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 98	52 x 107	55 x 120	70 x 107	54 x 98	55 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1953 / 0	1956 / 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 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	3	3	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	884	832	910	1023	884	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 0	0 442	0 0
SFLA	884	832	910	1023	884	896
Att/Det Gar Sqft	275	440	320	440	524	308
Prior Land	$12,500					
Prior Total	$91,200					
Comp Land Estimate	$14,100	$12,600	$13,700	$14,600	$12,200	$12,900
Sale Date		8/12/2020	7/31/2020	5/12/2020	5/22/2019	4/18/2019
Sale Price		$116,000	$137,000	$135,000	$114,500	$110,000
Time Adj Sale Price		$116,000	$137,000	$135,500	$118,700	$114,400
TADJSP/SQFT		$139.42	$150.55	$132.45	$134.28	$127.68
Total Adj Factors	$52,200	$50,300	$52,800	$58,200	$54,600	$51,600
Adjusted Sale Price		$117,900	$136,400	$129,500	$116,300	$115,000
Comparable Estimate	$123,000 ($139.14/SFLA)					

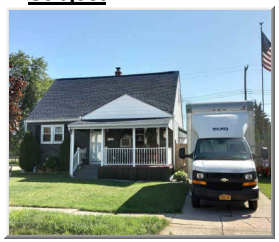
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-5	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.18-3-50
Owner	Trost, Ryan C	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Ciffa-Koszuta, James J
Address	116 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	19 Crestwood 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143003
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	52 x 99	50 x 139	50 x 140	50 x 120
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	06 Stucco
Year Built/Eff Yr Built	1958 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 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	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 / 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	808	768	768	630	720	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 315	0 0	0 0	0 0	0 0	0 0
SFLA	1192	1152	911	1020	1075	1354
Att/Det Gar Sqft	638	308	264	242	309	
Prior Land	$10,700					
Prior Total	$111,386					
Comp Land Estimate	$12,200	$12,200	$12,000	$14,000	$14,000	$13,000
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	8/30/2019
Sale Price		$124,000	$110,000	$97,000	$113,000	$106,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$108,800
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$80.35
Total Adj Factors	$69,100	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$145,700	$139,900	$116,100	$131,900	$122,600
Comparable Estimate	$131,200 ($110.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-25	91.19-8-27	91.19-10-10	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Palaszewski, Andrew	Wilkes, Charles	Jones, Joann	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	113 Melcourt Dr	103 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	56 x 98	54 x 98	50 x 120	50 x 139	50 x 140
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	1957 / 0	1956 / 0	1950 / 0	1957 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	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	832	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1216	1152	1152	1180	1020	1075
Att/Det Gar Sqft	648	440	308	416	242	309
Prior Land	$10,900					
Prior Total	$101,500					
Comp Land Estimate	$12,500	$12,500	$12,200	$13,000	$14,000	$14,000
Sale Date		1/3/2018	1/18/2019	12/20/2019	6/9/2020	9/23/2019
Sale Price		$120,000	$124,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$134,900	$130,300	$149,000	$97,200	$115,700
TADJSP/SQFT		$117.10	$113.11	$126.27	$95.29	$107.63
Total Adj Factors	$59,800	$55,300	$53,700	$58,100	$50,200	$52,900
Adjusted Sale Price		$139,400	$136,400	$150,700	$106,800	$122,600
Comparable Estimate	$131,200 ($107.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-20	91.19-10-10	91.19-8-27	91.18-8-19	102.06-2-44	91.18-7-28
Owner	Murtha, Christopher M	Jones, Joann	Wilkes, Charles	Perez, Eloy Jr	Folaron, Jocelyn J	Kubiak, Stanley J
Address	112 Melcourt Dr	84 Melcourt Dr	103 Melcourt Dr	86 Mildred Dr	390 McNaughton Ave	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	54 x 98	56 x 98	50 x 139	50 x 120	50 x 140
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	1950 / 0	1956 / 0	1952 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	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	4 Full 0
1st Sty Area	832	768	768	630	740	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1352	1152	1152	1020	1180	1075
Att/Det Gar Sqft	440	308	440	242	416	309
Prior Land	$10,900					
Prior Total	$103,400					
Comp Land Estimate	$12,500	$12,200	$12,500	$14,000	$13,000	$14,000
Sale Date		1/18/2019	1/3/2018	6/9/2020	12/20/2019	9/23/2019
Sale Price		$124,000	$120,000	$97,000	$147,000	$113,000
Time Adj Sale Price		$130,300	$134,900	$97,200	$149,000	$115,700
TADJSP/SQFT		$113.11	$117.10	$95.29	$126.27	$107.63
Total Adj Factors	$61,000	$53,700	$55,300	$50,200	$58,100	$52,900
Adjusted Sale Price		$137,600	$140,600	$108,000	$151,900	$123,800
Comparable Estimate	$132,400 ($97.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-6	91.19-10-6	91.18-5-38	91.18-5-45	91.18-6-35	102.06-2-2
Owner	Eshenour Alan S	Eshenour, Alan S	Feliciano, Juan	Soler, Leah A	Harris, Denise	Heenan, Mary M
Address	110 Melcourt Dr	110 Melcourt Dr	99 Wheaton Dr	135 Wheaton Dr	135 Toelsin Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	52 x 107	70 x 107	50 x 140	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1953 / 0	1953 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	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	884	884	832	1023	944	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 432	0 264
SFLA	884	884	832	1023	944	910
Att/Det Gar Sqft	524	524	440	440	320	320
Prior Land	$10,700					
Prior Total	$95,533					
Comp Land Estimate	$12,200	$12,200	$12,600	$14,600	$14,000	$13,700
Sale Date		5/22/2019	8/12/2020	5/12/2020	11/6/2019	7/31/2020
Sale Price		$114,500	$116,000	$135,000	$135,000	$137,000
Time Adj Sale Price		$118,700	$116,000	$135,500	$137,300	$137,000
TADJSP/SQFT		$134.28	$139.42	$132.45	$145.44	$150.55
Total Adj Factors	$54,600	$54,600	$50,300	$58,200	$57,900	$52,800
Adjusted Sale Price		$118,700	$120,300	$131,900	$134,000	$138,800
Comparable Estimate	$128,700 ($145.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-45	91.19-10-6	91.18-5-38	91.18-5-45	91.18-6-35	102.06-2-2
Owner	Spinuzza, Anna	Eshenour, Alan S	Feliciano, Juan	Soler, Leah A	Harris, Denise	Heenan, Mary M
Address	109 Melcourt Dr	110 Melcourt Dr	99 Wheaton Dr	135 Wheaton Dr	135 Toelsin Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 107	70 x 107	50 x 140	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1953 / 0	1953 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	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	884	884	832	1023	944	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 432	0 264
SFLA	884	884	832	1023	944	910
Att/Det Gar Sqft	264	524	440	440	320	320
Prior Land	$10,600					
Prior Total	$95,118					
Comp Land Estimate	$12,100	$12,200	$12,600	$14,600	$14,000	$13,700
Sale Date		5/22/2019	8/12/2020	5/12/2020	11/6/2019	7/31/2020
Sale Price		$114,500	$116,000	$135,000	$135,000	$137,000
Time Adj Sale Price		$118,700	$116,000	$135,500	$137,300	$137,000
TADJSP/SQFT		$134.28	$139.42	$132.45	$145.44	$150.55
Total Adj Factors	$51,100	$54,600	$50,300	$58,200	$57,900	$52,800
Adjusted Sale Price		$115,200	$116,800	$128,400	$130,500	$135,300
Comparable Estimate	$125,200 ($141.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-26	91.19-8-27	91.19-10-10	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Reilly, William J	Wilkes, Charles	Jones, Joann	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	107 Melcourt Dr	103 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	56 x 98	54 x 98	50 x 120	50 x 139	50 x 140
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	1957 / 0	1956 / 0	1950 / 0	1957 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	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	832	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1248	1152	1152	1180	1020	1075
Att/Det Gar Sqft	308	440	308	416	242	309
Prior Land	$10,900					
Prior Total	$97,400					
Comp Land Estimate	$12,500	$12,500	$12,200	$13,000	$14,000	$14,000
Sale Date		1/3/2018	1/18/2019	12/20/2019	6/9/2020	9/23/2019
Sale Price		$120,000	$124,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$134,900	$130,300	$149,000	$97,200	$115,700
TADJSP/SQFT		$117.10	$113.11	$126.27	$95.29	$107.63
Total Adj Factors	$56,200	$55,300	$53,700	$58,100	$50,200	$52,900
Adjusted Sale Price		$135,800	$132,800	$147,100	$103,200	$119,000
Comparable Estimate	$127,600 ($102.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-7	91.19-10-6	91.18-5-38	91.18-5-45	91.18-6-35	102.06-2-2
Owner	Scheib, Jeffrey L	Eshenour, Alan S	Feliciano, Juan	Soler, Leah A	Harris, Denise	Heenan, Mary M
Address	104 Melcourt Dr	110 Melcourt Dr	99 Wheaton Dr	135 Wheaton Dr	135 Toelsin Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	52 x 107	70 x 107	50 x 140	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1953 / 0	1953 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	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	884	884	832	1023	944	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 442	0 0	0 0	0 432	0 264
SFLA	884	884	832	1023	944	910
Att/Det Gar Sqft	242	524	440	440	320	320
Prior Land	$10,700					
Prior Total	$95,367					
Comp Land Estimate	$12,200	$12,200	$12,600	$14,600	$14,000	$13,700
Sale Date		5/22/2019	8/12/2020	5/12/2020	11/6/2019	7/31/2020
Sale Price		$114,500	$116,000	$135,000	$135,000	$137,000
Time Adj Sale Price		$118,700	$116,000	$135,500	$137,300	$137,000
TADJSP/SQFT		$134.28	$139.42	$132.45	$145.44	$150.55
Total Adj Factors	$52,600	$54,600	$50,300	$58,200	$57,900	$52,800
Adjusted Sale Price		$116,700	$118,300	$129,900	$132,000	$136,800
Comparable Estimate	$126,700 ($143.33/SFLA)					

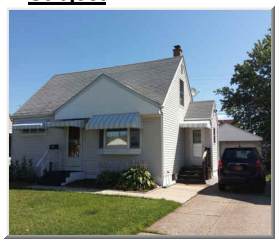
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-21	91.19-10-10	91.19-8-27	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Becker, Joseph C	Jones, Joann	Wilkes, Charles	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	106 Melcourt Dr	84 Melcourt Dr	103 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	54 x 98	56 x 98	50 x 120	50 x 139	50 x 140
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	1957 / 0	1950 / 0	1956 / 0	1957 / 0	1952 / 0	1948 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	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	768	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1344	1152	1152	1180	1020	1075
Att/Det Gar Sqft	338 352	308	440	416	242	309
Prior Land	$10,900					
Prior Total	$111,000					
Comp Land Estimate	$12,500	$12,200	$12,500	$13,000	$14,000	$14,000
Sale Date		1/18/2019	1/3/2018	12/20/2019	6/9/2020	9/23/2019
Sale Price		$124,000	$120,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$130,300	$134,900	$149,000	$97,200	$115,700
TADJSP/SQFT		$113.11	$117.10	$126.27	$95.29	$107.63
Total Adj Factors	$73,200	$53,700	$55,300	$58,100	$50,200	$52,900
Adjusted Sale Price		$149,800	$152,800	$164,100	$120,200	$136,000
Comparable Estimate	$144,600 ($107.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-44	91.19-10-6	91.18-5-38	91.18-5-45	91.18-6-35	102.06-2-2
Owner	Murszewski, Robert J	Eshenour, Alan S	Feliciano, Juan	Soler, Leah A	Harris, Denise	Heenan, Mary M
Address	103 Melcourt Dr	110 Melcourt Dr	99 Wheaton Dr	135 Wheaton Dr	135 Toelsin Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 107	70 x 107	50 x 140	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1953 / 0	1953 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	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	884	884	832	1023	944	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 221	0 442	0 0	0 0	0 432	0 264
SFLA	884	884	832	1023	944	910
Att/Det Gar Sqft	280	524	440	440	320	320
Prior Land	$10,600					
Prior Total	$94,620					
Comp Land Estimate	$12,100	$12,200	$12,600	$14,600	$14,000	$13,700
Sale Date		5/22/2019	8/12/2020	5/12/2020	11/6/2019	7/31/2020
Sale Price		$114,500	$116,000	$135,000	$135,000	$137,000
Time Adj Sale Price		$118,700	$116,000	$135,500	$137,300	$137,000
TADJSP/SQFT		$134.28	$139.42	$132.45	$145.44	$150.55
Total Adj Factors	$50,600	$54,600	$50,300	$58,200	$57,900	$52,800
Adjusted Sale Price		$114,700	$116,300	$127,900	$130,000	$134,800
Comparable Estimate	$124,700 ($141.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-27	91.19-8-27	91.19-10-10	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Wilkes, Charles	Wilkes, Charles	Jones, Joann	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	103 Melcourt Dr	103 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	56 x 98	54 x 98	50 x 120	50 x 139	50 x 140
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	1956 / 0	1956 / 0	1950 / 0	1957 / 0	1952 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	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	768	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1152	1152	1152	1180	1020	1075
Att/Det Gar Sqft	440	440	308	416	242	309
Prior Land	$10,900					
Prior Total	$89,400					
Comp Land Estimate	$12,500	$12,500	$12,200	$13,000	$14,000	$14,000
Sale Date		1/3/2018	1/18/2019	12/20/2019	6/9/2020	9/23/2019
Sale Price		$120,000	$124,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$134,900	$130,300	$149,000	$97,200	$115,700
TADJSP/SQFT		$117.10	$113.11	$126.27	$95.29	$107.63
Total Adj Factors	$55,300	$55,300	$53,700	$58,100	$50,200	$52,900
Adjusted Sale Price		$134,900	$131,900	$146,200	$102,300	$118,100
Comparable Estimate	$126,700 ($109.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-22	91.19-8-27	91.19-10-10	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Tieu, Tong V	Wilkes, Charles	Jones, Joann	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	102 Melcourt Dr	103 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	56 x 98	54 x 98	50 x 120	50 x 139	50 x 140
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	1956 / 0	1956 / 0	1950 / 0	1957 / 0	1952 / 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	1 No central No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	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	768	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1152	1152	1152	1180	1020	1075
Att/Det Gar Sqft	280	440	308	416	242	309
Prior Land	$10,900					
Prior Total	$87,800					
Comp Land Estimate	$12,500	$12,500	$12,200	$13,000	$14,000	$14,000
Sale Date		1/3/2018	1/18/2019	12/20/2019	6/9/2020	9/23/2019
Sale Price		$120,000	$124,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$134,900	$130,300	$149,000	$97,200	$115,700
TADJSP/SQFT		$117.10	$113.11	$126.27	$95.29	$107.63
Total Adj Factors	$52,800	$55,300	$53,700	$58,100	$50,200	$52,900
Adjusted Sale Price		$132,400	$129,400	$143,700	$99,800	$115,600
Comparable Estimate	$124,200 ($107.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-8	91.18-5-38	91.19-10-6	91.18-5-45	91.18-6-35	102.06-2-2
Owner	Wagner John	Feliciano, Juan	Eshenour, Alan S	Soler, Leah A	Harris, Denise	Heenan, Mary M
Address	100 Melcourt Dr	99 Wheaton Dr	110 Melcourt Dr	135 Wheaton Dr	135 Toelsin Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 98	52 x 107	54 x 98	70 x 107	50 x 140	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1956 / 0	1953 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	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	800	832	884	1023	944	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 432	0 264
SFLA	800	832	884	1023	944	910
Att/Det Gar Sqft	294	440	524	440	320	320
Prior Land	$13,100					
Prior Total	$91,200					
Comp Land Estimate	$14,500	$12,600	$12,200	$14,600	$14,000	$13,700
Sale Date		8/12/2020	5/22/2019	5/12/2020	11/6/2019	7/31/2020
Sale Price		$116,000	$114,500	$135,000	$135,000	$137,000
Time Adj Sale Price		$116,000	$118,700	$135,500	$137,300	$137,000
TADJSP/SQFT		$139.42	$134.28	$132.45	$145.44	$150.55
Total Adj Factors	$48,200	$50,300	$54,600	$58,200	$57,900	$52,800
Adjusted Sale Price		$113,900	$112,300	$125,500	$127,600	$132,400
Comparable Estimate	$122,300 ($152.88/SFLA)					

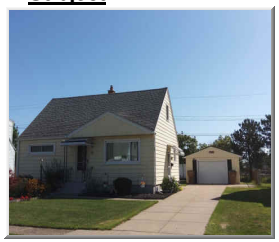
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-43	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Serrano, Alexander	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	101 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1950 / 0	1958 / 0	1952 / 0	1948 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	3	3	4	3	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	816	768	768	630	720	768
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	1200	1152	911	1020	1075	1152
Att/Det Gar Sqft	320	308	264	242	309	440
Prior Land	$10,600					
Prior Total	$109,500					
Comp Land Estimate	$12,100	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$63,800	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$140,400	$134,600	$110,800	$126,600	$143,400
Comparable Estimate	$131,200 ($109.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-42	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Brzezinski, Traci A	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	97 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1957 / 0	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	720	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 264	0 0	0 0	0 0	0 0	0 0
SFLA	1152	1152	911	1020	1075	1152
Att/Det Gar Sqft	375	308	264	242	309	440
Prior Land	$10,600					
Prior Total	$103,252					
Comp Land Estimate	$12,100	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$54,500	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$131,100	$125,300	$101,500	$117,300	$134,100
Comparable Estimate	$121,900 ($105.82/SFLA)					

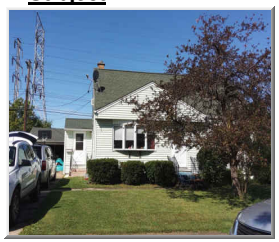
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-28	102.07-1-6	91.19-8-27	91.19-10-10	102.06-2-44	91.18-10-28
Owner	Grenier, Jeffrey M	Spahr, Kelly	Wilkes, Charles	Jones, Joann	Folaron, Jocelyn J	Allan, Danielle J
Address	97 Melcourt Dr	81 Melcourt Dr	103 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	17 Verdun 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	107	107	107	107	107	107
School Code	143002	143002	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	103 x 98	56 x 98	54 x 98	50 x 120	50 x 120
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	1956 / 0	1956 / 1990	1956 / 0	1950 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 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	1.7	1.7
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	1084	768	768	740	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1456	1500	1152	1152	1180	1491
Att/Det Gar Sqft	484	420	440	308	416	528
Prior Land	$10,900					
Prior Total	$110,500					
Comp Land Estimate	$12,500	$16,800	$12,500	$12,200	$13,000	$13,000
Sale Date		4/17/2018	1/3/2018	1/18/2019	12/20/2019	6/26/2020
Sale Price		$135,000	$120,000	$124,000	$147,000	$172,500
Time Adj Sale Price		$149,200	$134,900	$130,300	$149,000	$172,800
TADJSP/SQFT		$99.47	$117.10	$113.11	$126.27	$115.90
Total Adj Factors	$61,000	$71,000	$55,300	$53,700	$58,100	$68,000
Adjusted Sale Price		$139,200	$140,600	$137,600	$151,900	$165,800
Comparable Estimate	$147,000 ($100.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-23	91.19-8-27	91.19-10-10	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Maturski, Alice B	Wilkes, Charles	Jones, Joann	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	96 Melcourt Dr	103 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	56 x 98	54 x 98	50 x 120	50 x 139	50 x 140
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	1956 / 0	1956 / 0	1950 / 0	1957 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	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	768	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1152	1152	1152	1180	1020	1075
Att/Det Gar Sqft	280	440	308	416	242	309
Prior Land	$10,900					
Prior Total	$87,500					
Comp Land Estimate	$12,500	$12,500	$12,200	$13,000	$14,000	$14,000
Sale Date		1/3/2018	1/18/2019	12/20/2019	6/9/2020	9/23/2019
Sale Price		$120,000	$124,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$134,900	$130,300	$149,000	$97,200	$115,700
TADJSP/SQFT		$117.10	$113.11	$126.27	$95.29	$107.63
Total Adj Factors	$52,800	$55,300	$53,700	$58,100	$50,200	$52,900
Adjusted Sale Price		$132,400	$129,400	$143,700	$99,800	$115,600
Comparable Estimate	$124,200 ($107.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-41	91.19-10-10	91.19-8-7	91.18-8-19	91.18-7-28	91.19-8-27
Owner	Fritts Edward J	Jones, Joann	Wruck, Stephen	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles
Address	93 Melcourt Dr	84 Melcourt Dr	211 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	52 x 99	50 x 139	50 x 140	56 x 98
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	1950 / 0	1958 / 0	1952 / 0	1948 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	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	768	768	768	630	720	768
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	1152	1152	911	1020	1075	1152
Att/Det Gar Sqft	280	308	264	242	309	440
Prior Land	$10,600					
Prior Total	$101,100					
Comp Land Estimate	$12,100	$12,200	$12,000	$14,000	$14,000	$12,500
Sale Date		1/18/2019	2/4/2019	6/9/2020	9/23/2019	1/3/2018
Sale Price		$124,000	$110,000	$97,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$115,200	$97,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$126.45	$95.29	$107.63	$117.10
Total Adj Factors	$52,600	$53,700	$44,400	$50,200	$52,900	$55,300
Adjusted Sale Price		$129,200	$123,400	$99,600	$115,400	$132,200
Comparable Estimate	$120,000 ($104.17/SFLA)					

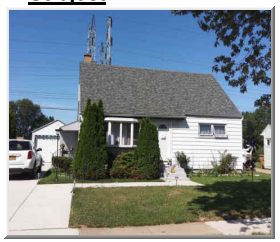
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-29	91.18-8-19	91.19-8-27	91.19-8-7	91.19-10-10	91.18-7-28
Owner	Bruyere, Denis J	Perez, Eloy Jr	Wilkes, Charles	Wruck, Stephen	Jones, Joann	Kubiak, Stanley J
Address	93 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	211 Melcourt Dr	84 Melcourt Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143001	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	50 x 139	56 x 98	52 x 99	54 x 98	50 x 140
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	1958 / 0	1952 / 0	1956 / 0	1958 / 0	1950 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	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	800	630	768	768	768	720
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	1000	1020	1152	911	1152	1075
Att/Det Gar Sqft	352	242	440	264	308	309
Prior Land	$10,900					
Prior Total	$92,200					
Comp Land Estimate	$12,500	$14,000	$12,500	$12,000	$12,200	$14,000
Sale Date		6/9/2020	1/3/2018	2/4/2019	1/18/2019	9/23/2019
Sale Price		$97,000	$120,000	$110,000	$124,000	$113,000
Time Adj Sale Price		$97,200	$134,900	$115,200	$130,300	$115,700
TADJSP/SQFT		$95.29	$117.10	$126.45	$113.11	$107.63
Total Adj Factors	$48,400	$50,200	$55,300	$44,400	$53,700	$52,900
Adjusted Sale Price		$95,400	$128,000	$119,200	$125,000	$111,200
Comparable Estimate	$115,800 ($115.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-24	102.06-2-44	91.19-8-27	91.19-10-10	91.18-8-19	91.18-7-28
Owner	Kraska, Jason M	Folaron, Jocelyn J	Wilkes, Charles	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J
Address	92 Melcourt Dr	390 McNaughton Ave	103 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143001	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 98	50 x 120	56 x 98	54 x 98	50 x 139	50 x 140
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	1956 / 0	1957 / 0	1956 / 0	1950 / 0	1952 / 0	1948 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	740	768	768	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 240	0 0	0 0	0 0	0 0
SFLA	1248	1180	1152	1152	1020	1075
Att/Det Gar Sqft	440	416	440	308	242	309
Prior Land	$14,400					
Prior Total	$103,584					
Comp Land Estimate	$15,700	$13,000	$12,500	$12,200	$14,000	$14,000
Sale Date		12/20/2019	1/3/2018	1/18/2019	6/9/2020	9/23/2019
Sale Price		$147,000	$120,000	$124,000	$97,000	$113,000
Time Adj Sale Price		$149,000	$134,900	$130,300	$97,200	$115,700
TADJSP/SQFT		$126.27	$117.10	$113.11	$95.29	$107.63
Total Adj Factors	$70,400	$58,100	$55,300	$53,700	$50,200	$52,900
Adjusted Sale Price		$161,300	$150,000	$147,000	$117,400	$133,200
Comparable Estimate	$141,800 ($113.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-9	91.19-10-10	91.18-8-19	91.19-8-7	91.18-7-28	91.19-8-27
Owner	Hardman, Zita	Jones, Joann	Perez, Eloy Jr	Wruck, Stephen	Kubiak, Stanley J	Wilkes, Charles
Address	90 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	211 Melcourt Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 98	54 x 98	50 x 139	52 x 99	50 x 140	56 x 98
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	1958 / 0	1950 / 0	1952 / 0	1958 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	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	768	768	630	768	720	768
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	1156	1152	1020	911	1075	1152
Att/Det Gar Sqft	440	308	242	264	309	440
Prior Land	$13,400					
Prior Total	$104,663					
Comp Land Estimate	$14,800	$12,200	$14,000	$12,000	$14,000	$12,500
Sale Date		1/18/2019	6/9/2020	2/4/2019	9/23/2019	1/3/2018
Sale Price		$124,000	$97,000	$110,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$97,200	$115,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$95.29	$126.45	$107.63	$117.10
Total Adj Factors	$56,200	$53,700	$50,200	$44,400	$52,900	$55,300
Adjusted Sale Price		$132,800	$103,200	$127,000	$119,000	$135,800
Comparable Estimate	$123,600 ($106.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-40	91.19-10-10	91.18-8-19	91.19-8-7	91.18-7-28	91.19-8-27
Owner	Munn, Shaylana	Jones, Joann	Perez, Eloy Jr	Wruck, Stephen	Kubiak, Stanley J	Wilkes, Charles
Address	89 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	211 Melcourt Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 139	52 x 99	50 x 140	56 x 98
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	1956 / 0	1950 / 0	1952 / 0	1958 / 0	1948 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	4	3	4	3	3	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	768	768	630	768	720	768
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	1152	1152	1020	911	1075	1152
Att/Det Gar Sqft	420	308	242	264	309	440
Prior Land	$10,600					
Prior Total	$101,000					
Comp Land Estimate	$12,100	$12,200	$14,000	$12,000	$14,000	$12,500
Sale Date		1/18/2019	6/9/2020	2/4/2019	9/23/2019	1/3/2018
Sale Price		$124,000	$97,000	$110,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$97,200	$115,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$95.29	$126.45	$107.63	$117.10
Total Adj Factors	$54,800	$53,700	$50,200	$44,400	$52,900	$55,300
Adjusted Sale Price		$131,400	$101,800	$125,600	$117,600	$134,400
Comparable Estimate	$122,200 ($106.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-8-30	91.19-8-27	102.06-2-44	91.19-10-10	91.18-8-19	91.18-7-28
Owner	Kwandras, Gloria J	Wilkes, Charles	Folaron, Jocelyn J	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J
Address	89 Melcourt Dr	103 Melcourt Dr	390 McNaughton Ave	84 Melcourt Dr	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 98	56 x 98	50 x 120	54 x 98	50 x 139	50 x 140
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	1956 / 0	1956 / 0	1957 / 0	1950 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	3	3	4	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	832	768	740	768	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 448	0 0	0 240	0 0	0 0	0 0
SFLA	1248	1152	1180	1152	1020	1075
Att/Det Gar Sqft	528	440	416	308	242	309
Prior Land	$10,900					
Prior Total	$93,100					
Comp Land Estimate	$12,500	$12,500	$13,000	$12,200	$14,000	$14,000
Sale Date		1/3/2018	12/20/2019	1/18/2019	6/9/2020	9/23/2019
Sale Price		$120,000	$147,000	$124,000	$97,000	$113,000
Time Adj Sale Price		$134,900	$149,000	$130,300	$97,200	$115,700
TADJSP/SQFT		$117.10	$126.27	$113.11	$95.29	$107.63
Total Adj Factors	$59,300	$55,300	$58,100	$53,700	$50,200	$52,900
Adjusted Sale Price		$138,900	$150,200	$135,900	$106,300	$122,100
Comparable Estimate	$130,700 ($104.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-10	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-7	91.19-8-27
Owner	Jones, Joann	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wruck, Stephen	Wilkes, Charles
Address	84 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	211 Melcourt Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 139	50 x 140	52 x 99	56 x 98
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	1950 / 0	1952 / 0	1948 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	3	4	3	3	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	768	768	630	720	768	768
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	1152	1152	1020	1075	911	1152
Att/Det Gar Sqft	308	308	242	309	264	440
Prior Land	$10,700					
Prior Total	$102,000					
Comp Land Estimate	$12,200	$12,200	$14,000	$14,000	$12,000	$12,500
Sale Date		1/18/2019	6/9/2020	9/23/2019	2/4/2019	1/3/2018
Sale Price		$124,000	$97,000	$113,000	$110,000	$120,000
Time Adj Sale Price		$130,300	$97,200	$115,700	$115,200	$134,900
TADJSP/SQFT		$113.11	$95.29	$107.63	$126.45	$117.10
Total Adj Factors	$53,700	$53,700	$50,200	$52,900	$44,400	$55,300
Adjusted Sale Price		$130,300	$100,700	$116,500	$124,500	$133,300
Comparable Estimate	$121,100 ($105.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-39	91.19-10-10	91.18-8-19	91.19-8-7	91.18-7-28	91.19-8-27
Owner	Ross, Janie L	Jones, Joann	Perez, Eloy Jr	Wruck, Stephen	Kubiak, Stanley J	Wilkes, Charles
Address	85 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	211 Melcourt Dr	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 139	52 x 99	50 x 140	56 x 98
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	1956 / 0	1950 / 0	1952 / 0	1958 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	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	768	768	630	768	720	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 0	0 0	0 0	0 0
SFLA	1152	1152	1020	911	1075	1152
Att/Det Gar Sqft	336	308	242	264	309	440
Prior Land	$10,600					
Prior Total	$93,300					
Comp Land Estimate	$12,100	$12,200	$14,000	$12,000	$14,000	$12,500
Sale Date		1/18/2019	6/9/2020	2/4/2019	9/23/2019	1/3/2018
Sale Price		$124,000	$97,000	$110,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$97,200	$115,200	$115,700	$134,900
TADJSP/SQFT		$113.11	$95.29	$126.45	$107.63	$117.10
Total Adj Factors	$54,300	$53,700	$50,200	$44,400	$52,900	$55,300
Adjusted Sale Price		$130,900	$101,300	$125,100	$117,100	$133,900
Comparable Estimate	$121,700 ($105.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.07-1-6	102.07-1-6	102.06-2-44	91.19-8-27	91.18-10-28	91.19-10-10
Owner	Spahr Kelly	Spahr, Kelly	Folaron, Jocelyn J	Wilkes, Charles	Allan, Danielle J	Jones, Joann
Address	81 Melcourt Dr	81 Melcourt Dr	390 McNaughton Ave	103 Melcourt Dr	17 Verdun Pl	84 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	103 x 98	103 x 98	50 x 120	56 x 98	50 x 120	54 x 98
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	1956 / 1990	1956 / 1990	1957 / 0	1956 / 0	1951 / 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	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1084	1084	740	768	852	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	1500	1500	1180	1152	1491	1152
Att/Det Gar Sqft	420	420	416	440	528	308
Prior Land	$15,700					
Prior Total	$116,800					
Comp Land Estimate	$16,800	$16,800	$13,000	$12,500	$13,000	$12,200
Sale Date		4/17/2018	12/20/2019	1/3/2018	6/26/2020	1/18/2019
Sale Price		$135,000	$147,000	$120,000	$172,500	$124,000
Time Adj Sale Price		$149,200	$149,000	$134,900	$172,800	$130,300
TADJSP/SQFT		$99.47	$126.27	$117.10	$115.90	$113.11
Total Adj Factors	$72,200	$71,000	$58,100	$55,300	$68,000	$53,700
Adjusted Sale Price		$150,400	$163,100	$151,800	$177,000	$148,800
Comparable Estimate	$158,200 ($105.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-38	91.19-10-10	91.18-8-19	91.18-3-50	91.15-4-16	91.18-6-42
Owner	Million, Joseph F	Jones, Joann	Perez, Eloy Jr	Ciffa-Koszuta, James J	Tucker, Ashley M	Vazquez, Dominic A
Address	81 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	19 Crestwood Pl	27 Thruway Ct	171 Toelsin 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	107	107	107	107	107	107
School Code	143002	143002	143001	143003	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 139	50 x 120	50 x 120	50 x 140
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	06 Stucco	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1952 / 0	1950 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1 / Y
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	768	630	912	972	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 448	0 432
SFLA	1368	1152	1020	1354	1420	1536
Att/Det Gar Sqft	338	308	242		308	484
Prior Land	$10,600					
Prior Total	$110,141					
Comp Land Estimate	$12,100	$12,200	$14,000	$13,000	$13,000	$14,000
Sale Date		1/18/2019	6/9/2020	8/30/2019	8/20/2019	11/9/2018
Sale Price		$124,000	$97,000	$106,000	$125,000	$139,900
Time Adj Sale Price		$130,300	$97,200	$108,800	$128,400	$148,700
TADJSP/SQFT		$113.11	$95.29	$80.35	$90.42	$96.81
Total Adj Factors	$60,700	$53,700	$50,200	$55,300	$65,000	$80,100
Adjusted Sale Price		$137,300	$107,700	$114,200	$124,100	$129,300
Comparable Estimate	$122,500 ($89.55/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-11	91.19-10-10	91.18-8-19	91.18-3-50	91.18-6-42	91.18-7-28
Owner	Giri, Dilu	Jones, Joann	Perez, Eloy Jr	Ciffa-Koszuta, James J	Vazquez, Dominic A	Kubiak, Stanley J
Address	80 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	19 Crestwood Pl	171 Toelsin Rd	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 139	50 x 120	50 x 140	50 x 140
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	06 Stucco	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	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	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	630	912	1024	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	1344	1152	1020	1354	1536	1075
Att/Det Gar Sqft	308	308	242		484	309
Prior Land	$10,700					
Prior Total	$110,000					
Comp Land Estimate	$12,200	$12,200	$14,000	$13,000	$14,000	$14,000
Sale Date		1/18/2019	6/9/2020	8/30/2019	11/9/2018	9/23/2019
Sale Price		$124,000	$97,000	$106,000	$139,900	$113,000
Time Adj Sale Price		$130,300	$97,200	$108,800	$148,700	$115,700
TADJSP/SQFT		$113.11	$95.29	$80.35	$96.81	$107.63
Total Adj Factors	$63,200	$53,700	$50,200	$55,300	$80,100	$52,900
Adjusted Sale Price		$139,800	$110,200	$116,700	$131,800	$126,000
Comparable Estimate	$124,900 ($92.93/SFLA)					

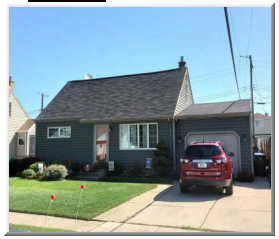
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-37	91.19-10-10	91.18-6-42	91.18-10-28	91.15-4-16	91.18-8-19
Owner	Martin, James M	Jones, Joann	Vazquez, Dominic A	Allan, Danielle J	Tucker, Ashley M	Perez, Eloy Jr
Address	75 Melcourt Dr	84 Melcourt Dr	171 Toelsin Rd	17 Verdun Pl	27 Thruway Ct	86 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 140	50 x 120	50 x 120	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1950 / 0	1951 / 0	1956 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	768	1024	852	972	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 0	0 432	0 0	0 448	0 0
SFLA	1460	1152	1536	1491	1420	1020
Att/Det Gar Sqft	280	308	484	528	308	242
Prior Land	$10,600					
Prior Total	$117,528					
Comp Land Estimate	$12,100	$12,200	$14,000	$13,000	$13,000	$14,000
Sale Date		1/18/2019	11/9/2018	6/26/2020	8/20/2019	6/9/2020
Sale Price		$124,000	$139,900	$172,500	$125,000	$97,000
Time Adj Sale Price		$130,300	$148,700	$172,800	$128,400	$97,200
TADJSP/SQFT		$113.11	$96.81	$115.90	$90.42	$95.29
Total Adj Factors	$64,600	$53,700	$80,100	$68,000	$65,000	$50,200
Adjusted Sale Price		$141,200	$133,200	$169,400	$128,000	$111,600
Comparable Estimate	$136,700 ($93.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-12	91.19-10-10	91.18-8-19	91.18-3-50	91.18-7-28	91.18-6-42
Owner	Burns, Donald J	Jones, Joann	Perez, Eloy Jr	Ciffa-Koszuta, James J	Kubiak, Stanley J	Vazquez, Dominic A
Address	74 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	19 Crestwood Pl	87 Mildred Dr	171 Toelsin 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	107	107	107	107	107	107
School Code	143002	143002	143001	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 139	50 x 120	50 x 140	50 x 140
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	06 Stucco	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1952 / 0	1950 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / Y
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 / 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	768	768	630	912	720	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 432
SFLA	1344	1152	1020	1354	1075	1536
Att/Det Gar Sqft	384	308	242		309	484
Prior Land	$10,700					
Prior Total	$94,800					
Comp Land Estimate	$12,200	$12,200	$14,000	$13,000	$14,000	$14,000
Sale Date		1/18/2019	6/9/2020	8/30/2019	9/23/2019	11/9/2018
Sale Price		$124,000	$97,000	$106,000	$113,000	$139,900
Time Adj Sale Price		$130,300	$97,200	$108,800	$115,700	$148,700
TADJSP/SQFT		$113.11	$95.29	$80.35	$107.63	$96.81
Total Adj Factors	$60,200	$53,700	$50,200	$55,300	$52,900	$80,100
Adjusted Sale Price		$136,800	$107,200	$113,700	$123,000	$128,800
Comparable Estimate	$121,900 ($90.7/SFLA)					

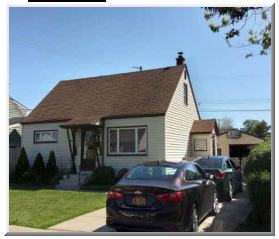
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

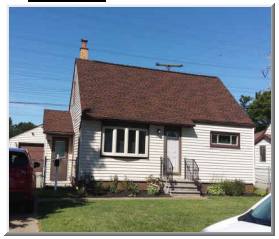
Option : 107_ENPM_OPTIONS

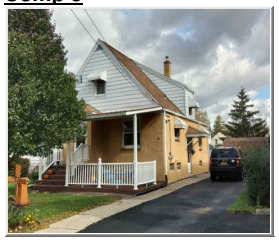
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-36	91.19-10-10	91.18-6-42	91.18-10-28	91.15-4-16	91.18-8-19
Owner	King, Mehrl F	Jones, Joann	Vazquez, Dominic A	Allan, Danielle J	Tucker, Ashley M	Perez, Eloy Jr
Address	71 Melcourt Dr	84 Melcourt Dr	171 Toelsin Rd	17 Verdun Pl	27 Thruway Ct	86 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 140	50 x 120	50 x 120	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1950 / 0	1951 / 0	1956 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 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	1088	768	1024	852	972	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 432	0 0	0 448	0 0
SFLA	1472	1152	1536	1491	1420	1020
Att/Det Gar Sqft	429	308	484	528	308	242
Prior Land	$10,600					
Prior Total	$104,500					
Comp Land Estimate	$12,100	$12,200	$14,000	$13,000	$13,000	$14,000
Sale Date		1/18/2019	11/9/2018	6/26/2020	8/20/2019	6/9/2020
Sale Price		$124,000	$139,900	$172,500	$125,000	$97,000
Time Adj Sale Price		$130,300	$148,700	$172,800	$128,400	$97,200
TADJSP/SQFT		$113.11	$96.81	$115.90	$90.42	$95.29
Total Adj Factors	$66,400	$53,700	$80,100	$68,000	$65,000	$50,200
Adjusted Sale Price		$143,000	$135,000	$171,200	$129,800	$113,400
Comparable Estimate	$138,500 ($94.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-13	91.18-6-42	91.19-10-10	91.18-10-28	91.18-4-10	91.18-8-19
Owner	Kowalski, Edward T Jr.	Vazquez, Dominic A	Jones, Joann	Allan, Danielle J	Tague, Jessica A	Perez, Eloy Jr
Address	70 Melcourt Dr	171 Toelsin Rd	84 Melcourt Dr	17 Verdun Pl	85 Beryl Dr	86 Mildred 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	107	107	107	107	107	107
School Code	143002	143001	143002	143001	143003	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	50 x 140	54 x 98	50 x 120	91 x 174	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1950 / 0	1950 / 0	1951 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1024	768	852	1319	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 432	0 0	0 0	0 700	0 0
SFLA	1532	1536	1152	1491	1829	1020
Att/Det Gar Sqft	280	484	308	528	480	242
Prior Land	$10,700					
Prior Total	$110,600					
Comp Land Estimate	$12,200	$14,000	$12,200	$13,000	$20,400	$14,000
Sale Date		11/9/2018	1/18/2019	6/26/2020	9/30/2019	6/9/2020
Sale Price		$139,900	$124,000	$172,500	$159,900	$97,000
Time Adj Sale Price		$148,700	$130,300	$172,800	$163,700	$97,200
TADJSP/SQFT		$96.81	$113.11	$115.90	$89.50	$95.29
Total Adj Factors	$68,300	$80,100	$53,700	$68,000	$106,900	$50,200
Adjusted Sale Price		$136,900	$144,900	$173,100	$125,100	$115,300
Comparable Estimate	$139,100 ($90.8/SFLA)					

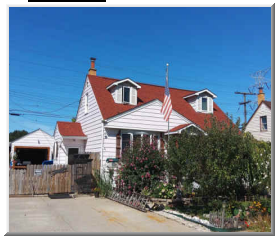
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-35	91.19-10-10	91.18-8-19	91.19-8-27	91.18-7-28	91.19-8-7
Owner	Carnall, Christopher J	Jones, Joann	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J	Wruck, Stephen
Address	65 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred Dr	211 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 139	56 x 98	50 x 140	52 x 99
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	1957 / 0	1950 / 0	1952 / 0	1956 / 0	1948 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	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	768	768	630	768	720	768
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	1152	1152	1020	1152	1075	911
Att/Det Gar Sqft	352	308	242	440	309	264
Prior Land	$10,600					
Prior Total	$102,588					
Comp Land Estimate	$12,100	$12,200	$14,000	$12,500	$14,000	$12,000
Sale Date		1/18/2019	6/9/2020	1/3/2018	9/23/2019	2/4/2019
Sale Price		$124,000	$97,000	$120,000	$113,000	$110,000
Time Adj Sale Price		$130,300	$97,200	$134,900	$115,700	$115,200
TADJSP/SQFT		$113.11	$95.29	$117.10	$107.63	$126.45
Total Adj Factors	$53,300	$53,700	$50,200	$55,300	$52,900	$44,400
Adjusted Sale Price		$129,900	$100,300	$132,900	$116,100	$124,100
Comparable Estimate	$120,700 ($104.77/SFLA)					

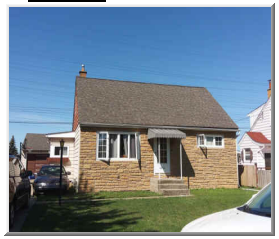
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-14	91.19-10-10	91.18-10-28	91.18-6-42	91.18-8-19	91.15-4-16
Owner	Anderson, Jeremy Allen	Jones, Joann	Allan, Danielle J	Vazquez, Dominic A	Perez, Eloy Jr	Tucker, Ashley M
Address	64 Melcourt Dr	84 Melcourt Dr	17 Verdun Pl	171 Toelsin Rd	86 Mildred Dr	27 Thruway Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 120	50 x 140	50 x 139	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1951 / 0	1950 / 0	1952 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 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	1056	768	852	1024	630	972
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 448
SFLA	1440	1152	1491	1536	1020	1420
Att/Det Gar Sqft	352	308	528	484	242	308
Prior Land	$10,700					
Prior Total	$107,983					
Comp Land Estimate	$12,200	$12,200	$13,000	$14,000	$14,000	$13,000
Sale Date		1/18/2019	6/26/2020	11/9/2018	6/9/2020	8/20/2019
Sale Price		$124,000	$172,500	$139,900	$97,000	$125,000
Time Adj Sale Price		$130,300	$172,800	$148,700	$97,200	$128,400
TADJSP/SQFT		$113.11	$115.90	$96.81	$95.29	$90.42
Total Adj Factors	$69,200	$53,700	$68,000	$80,100	$50,200	$65,000
Adjusted Sale Price		$145,800	$174,000	$137,800	$116,200	$132,600
Comparable Estimate	$141,300 ($98.13/SFLA)					

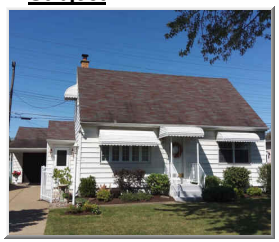
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-34	91.19-10-10	91.18-8-19	91.19-8-27	102.06-2-44	91.18-3-50
Owner	Wroblewski, Mark	Jones, Joann	Perez, Eloy Jr	Wilkes, Charles	Folaron, Jocelyn J	Ciffa-Koszuta, James J
Address	61 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	390 McNaughton Ave	19 Crestwood 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 139	56 x 98	50 x 120	50 x 120
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	06 Stucco
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1952 / 0	1956 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1.7	1.5
Bedrooms	4	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	978	768	630	768	740	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1362	1152	1020	1152	1180	1354
Att/Det Gar Sqft	280	308	242	440	416	
Prior Land	$10,600					
Prior Total	$113,046					
Comp Land Estimate	$12,100	$12,200	$14,000	$12,500	$13,000	$13,000
Sale Date		1/18/2019	6/9/2020	1/3/2018	12/20/2019	8/30/2019
Sale Price		$124,000	$97,000	$120,000	$147,000	$106,000
Time Adj Sale Price		$130,300	$97,200	$134,900	$149,000	$108,800
TADJSP/SQFT		$113.11	$95.29	$117.10	$126.27	$80.35
Total Adj Factors	$59,600	$53,700	$50,200	$55,300	$58,100	$55,300
Adjusted Sale Price		$136,200	$106,600	$139,200	$150,500	$113,100
Comparable Estimate	$129,100 ($94.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-33	91.19-10-10	91.18-8-19	91.19-8-27	91.18-7-28	102.06-2-44
Owner	Lopardi, Jessica	Jones, Joann	Perez, Eloy Jr	Wilkes, Charles	Kubiak, Stanley J	Folaron, Jocelyn J
Address	53 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	103 Melcourt Dr	87 Mildred Dr	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 139	56 x 98	50 x 140	50 x 120
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	1957 / 0	1950 / 0	1952 / 0	1956 / 0	1948 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	630	768	720	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	1152	1152	1020	1152	1075	1180
Att/Det Gar Sqft	392	308	242	440	309	416
Prior Land	$10,600					
Prior Total	$84,900					
Comp Land Estimate	$12,100	$12,200	$14,000	$12,500	$14,000	$13,000
Sale Date		1/18/2019	6/9/2020	1/3/2018	9/23/2019	12/20/2019
Sale Price		$124,000	$97,000	$120,000	$113,000	$147,000
Time Adj Sale Price		$130,300	$97,200	$134,900	$115,700	$149,000
TADJSP/SQFT		$113.11	$95.29	$117.10	$107.63	$126.27
Total Adj Factors	$53,700	$53,700	$50,200	$55,300	$52,900	$58,100
Adjusted Sale Price		$130,300	$100,700	$133,300	$116,500	$144,600
Comparable Estimate	$125,100 ($108.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-15	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-27	102.06-2-44
Owner	Horey, Charles A	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles	Folaron, Jocelyn J
Address	60 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt Dr	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 139	50 x 140	56 x 98	50 x 120
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	1954 / 0	1950 / 0	1952 / 0	1948 / 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	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	630	720	768	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	1152	1152	1020	1075	1152	1180
Att/Det Gar Sqft	308	308	242	309	440	416
Prior Land	$10,700					
Prior Total	$91,900					
Comp Land Estimate	$12,200	$12,200	$14,000	$14,000	$12,500	$13,000
Sale Date		1/18/2019	6/9/2020	9/23/2019	1/3/2018	12/20/2019
Sale Price		$124,000	$97,000	$113,000	$120,000	$147,000
Time Adj Sale Price		$130,300	$97,200	$115,700	$134,900	$149,000
TADJSP/SQFT		$113.11	$95.29	$107.63	$117.10	$126.27
Total Adj Factors	$52,800	$53,700	$50,200	$52,900	$55,300	$58,100
Adjusted Sale Price		$129,400	$99,800	$115,600	$132,400	$143,700
Comparable Estimate	$124,200 ($107.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-16	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-27	102.06-2-44
Owner	Fitzgerald, Bessie M	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles	Folaron, Jocelyn J
Address	52 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt Dr	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 139	50 x 140	56 x 98	50 x 120
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	1956 / 0	1950 / 0	1952 / 0	1948 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	630	720	768	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 240
SFLA	1152	1152	1020	1075	1152	1180
Att/Det Gar Sqft	352	308	242	309	440	416
Prior Land	$10,700					
Prior Total	$97,300					
Comp Land Estimate	$12,200	$12,200	$14,000	$14,000	$12,500	$13,000
Sale Date		1/18/2019	6/9/2020	9/23/2019	1/3/2018	12/20/2019
Sale Price		$124,000	$97,000	$113,000	$120,000	$147,000
Time Adj Sale Price		$130,300	$97,200	$115,700	$134,900	$149,000
TADJSP/SQFT		$113.11	$95.29	$107.63	$117.10	$126.27
Total Adj Factors	$55,000	$53,700	$50,200	$52,900	$55,300	$58,100
Adjusted Sale Price		$131,600	$102,000	$117,800	$134,600	$145,900
Comparable Estimate	$126,400 ($109.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-32	91.19-10-10	91.18-10-28	91.18-6-42	102.07-1-6	91.18-8-19
Owner	Antonicelli, Philip V	Jones, Joann	Allan, Danielle J	Vazquez, Dominic A	Spahr, Kelly	Perez, Eloy Jr
Address	47 Melcourt Dr	84 Melcourt Dr	17 Verdun Pl	171 Toelsin Rd	81 Melcourt Dr	86 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	50 x 120	50 x 140	103 x 98	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1951 / 0	1950 / 0	1956 / 1990	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	768	852	1024	1084	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 432	0 0	0 0
SFLA	1472	1152	1491	1536	1500	1020
Att/Det Gar Sqft	336	308	528	484	420	242
Prior Land	$10,600					
Prior Total	$112,382					
Comp Land Estimate	$12,100	$12,200	$13,000	$14,000	$16,800	$14,000
Sale Date		1/18/2019	6/26/2020	11/9/2018	4/17/2018	6/9/2020
Sale Price		$124,000	$172,500	$139,900	$135,000	$97,000
Time Adj Sale Price		$130,300	$172,800	$148,700	$149,200	$97,200
TADJSP/SQFT		$113.11	$115.90	$96.81	$99.47	$95.29
Total Adj Factors	$65,400	$53,700	$68,000	$80,100	$71,000	$50,200
Adjusted Sale Price		$142,000	$170,200	$134,000	$143,600	$112,400
Comparable Estimate	$140,400 ($95.38/SFLA)					

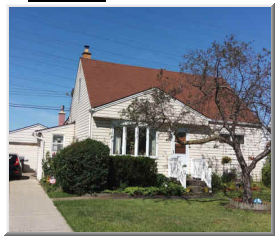
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-17	91.19-10-10	91.18-8-19	91.18-7-28	91.19-8-27	102.06-2-44
Owner	Krueger, William John	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Wilkes, Charles	Folaron, Jocelyn J
Address	46 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	103 Melcourt Dr	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 98	54 x 98	50 x 139	50 x 140	56 x 98	50 x 120
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	1950 / 0	1952 / 0	1948 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	630	720	768	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	1152	1152	1020	1075	1152	1180
Att/Det Gar Sqft	396	308	242	309	440	416
Prior Land	$10,700					
Prior Total	$88,800					
Comp Land Estimate	$12,200	$12,200	$14,000	$14,000	$12,500	$13,000
Sale Date		1/18/2019	6/9/2020	9/23/2019	1/3/2018	12/20/2019
Sale Price		$124,000	$97,000	$113,000	$120,000	$147,000
Time Adj Sale Price		$130,300	$97,200	$115,700	$134,900	$149,000
TADJSP/SQFT		$113.11	$95.29	$107.63	$117.10	$126.27
Total Adj Factors	$54,900	$53,700	$50,200	$52,900	$55,300	$58,100
Adjusted Sale Price		$131,500	$101,900	$117,700	$134,500	$145,800
Comparable Estimate	$126,300 ($109.64/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

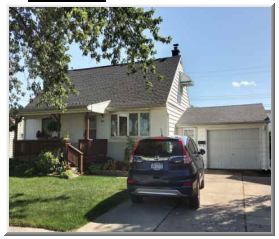
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-31	91.19-10-10	91.19-8-27	91.18-8-19	102.06-2-44	91.18-7-28
Owner	May, Donald A	Jones, Joann	Wilkes, Charles	Perez, Eloy Jr	Folaron, Jocelyn J	Kubiak, Stanley J
Address	41 Melcourt Dr	84 Melcourt Dr	103 Melcourt Dr	86 Mildred Dr	390 McNaughton Ave	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	54 x 98	56 x 98	50 x 139	50 x 120	50 x 140
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	1957 / 0	1950 / 0	1956 / 0	1952 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	4	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	4 Full 0
1st Sty Area	984	768	768	630	740	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1368	1152	1152	1020	1180	1075
Att/Det Gar Sqft	364	308	440	242	416	309
Prior Land	$10,600					
Prior Total	$105,500					
Comp Land Estimate	$12,100	$12,200	$12,500	$14,000	$13,000	$14,000
Sale Date		1/18/2019	1/3/2018	6/9/2020	12/20/2019	9/23/2019
Sale Price		$124,000	$120,000	$97,000	$147,000	$113,000
Time Adj Sale Price		$130,300	$134,900	$97,200	$149,000	$115,700
TADJSP/SQFT		$113.11	$117.10	$95.29	$126.27	$107.63
Total Adj Factors	$61,000	$53,700	$55,300	$50,200	$58,100	$52,900
Adjusted Sale Price		$137,600	$140,600	$108,000	$151,900	$123,800
Comparable Estimate	$132,400 ($96.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-18	91.18-4-10	91.18-6-42	102.23-4-2	91.18-10-28	91.19-10-10
Owner	Ciesielski, Mary Lou	Tague, Jessica A	Vazquez, Dominic A	Sarkar, Muhammad FK	Allan, Danielle J	Jones, Joann
Address	40 Melcourt Dr	85 Beryl Dr	171 Toelsin Rd	106 Grand Blvd	17 Verdun Pl	84 Melcourt 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	107	107	107	107	107	107
School Code	143002	143003	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 98	91 x 174	50 x 140	40 x 120	50 x 120	54 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1952 / 0	1950 / 0	1947 / 0	1951 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1056	1319	1024	1268	852	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 700	0 432	0 0	0 0	0 0
SFLA	1656	1829	1536	1632	1491	1152
Att/Det Gar Sqft	360	480	484	280	528	308
Prior Land	$10,700					
Prior Total	$123,300					
Comp Land Estimate	$12,200	$20,400	$14,000	$11,000	$13,000	$12,200
Sale Date		9/30/2019	11/9/2018	10/16/2020	6/26/2020	1/18/2019
Sale Price		$159,900	$139,900	$150,000	$172,500	$124,000
Time Adj Sale Price		$163,700	$148,700	$150,000	$172,800	$130,300
TADJSP/SQFT		$89.50	$96.81	$91.91	$115.90	$113.11
Total Adj Factors	$74,100	$106,900	$80,100	$70,100	$68,000	$53,700
Adjusted Sale Price		$130,900	$142,700	$154,000	$178,900	$150,700
Comparable Estimate	$151,400 ($91.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-19	91.19-10-10	91.18-8-19	91.18-7-28	102.06-2-44	91.19-8-27
Owner	Witman, Kenneth J	Jones, Joann	Perez, Eloy Jr	Kubiak, Stanley J	Folaron, Jocelyn J	Wilkes, Charles
Address	34 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	390 McNaughton Ave	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	73 x 98	54 x 98	50 x 139	50 x 140	50 x 120	56 x 98
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	1950 / 0	1952 / 0	1948 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1.7	1.5
Bedrooms	4	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	4 Full 0
1st Sty Area	768	768	630	720	740	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1152	1152	1020	1075	1180	1152
Att/Det Gar Sqft	308	308	242	309	416	440
Prior Land	$12,600					
Prior Total	$101,700					
Comp Land Estimate	$14,200	$12,200	$14,000	$14,000	$13,000	$12,500
Sale Date		1/18/2019	6/9/2020	9/23/2019	12/20/2019	1/3/2018
Sale Price		$124,000	$97,000	$113,000	$147,000	$120,000
Time Adj Sale Price		$130,300	$97,200	$115,700	$149,000	$134,900
TADJSP/SQFT		$113.11	$95.29	$107.63	$126.27	$117.10
Total Adj Factors	$63,500	$53,700	$50,200	$52,900	$58,100	$55,300
Adjusted Sale Price		$140,100	$110,500	$126,300	$154,400	$143,100
Comparable Estimate	$134,900 ($117.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-30	91.18-10-28	91.19-10-10	102.07-1-6	91.18-6-42	91.19-8-27
Owner	Daniels, Bobby R Sr	Allan, Danielle J	Jones, Joann	Spahr, Kelly	Vazquez, Dominic A	Wilkes, Charles
Address	35 Melcourt Dr	17 Verdun Pl	84 Melcourt Dr	81 Melcourt Dr	171 Toelsin Rd	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143001	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	66 x 98	50 x 120	54 x 98	103 x 98	50 x 140	56 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1951 / 0	1950 / 0	1956 / 1990	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	852	768	1084	1024	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 0
SFLA	1488	1491	1152	1500	1536	1152
Att/Det Gar Sqft	345	528	308	420	484	440
Prior Land	$11,900					
Prior Total	$112,200					
Comp Land Estimate	$13,500	$13,000	$12,200	$16,800	$14,000	$12,500
Sale Date		6/26/2020	1/18/2019	4/17/2018	11/9/2018	1/3/2018
Sale Price		$172,500	$124,000	$135,000	$139,900	$120,000
Time Adj Sale Price		$172,800	$130,300	$149,200	$148,700	$134,900
TADJSP/SQFT		$115.90	$113.11	$99.47	$96.81	$117.10
Total Adj Factors	$67,000	$68,000	$53,700	$71,000	$80,100	$55,300
Adjusted Sale Price		$171,800	$143,600	$145,200	$135,600	$146,600
Comparable Estimate	$148,600 ($99.87/SFLA)					

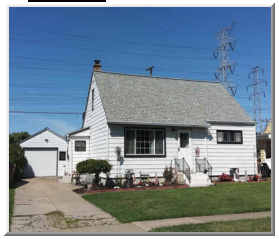
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-29	91.19-10-10	102.06-2-44	91.19-8-27	91.18-8-19	91.18-7-28
Owner	Dennis, Phyllis A	Jones, Joann	Folaron, Jocelyn J	Wilkes, Charles	Perez, Eloy Jr	Kubiak, Stanley J
Address	29 Melcourt Dr	84 Melcourt Dr	390 McNaughton Ave	103 Melcourt Dr	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 98	54 x 98	50 x 120	56 x 98	50 x 139	50 x 140
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	1957 / 0	1950 / 0	1957 / 0	1956 / 0	1952 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	3	3	4	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	1040	768	740	768	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	1220	1152	1180	1152	1020	1075
Att/Det Gar Sqft	352	308	416	440	242	309
Prior Land	$10,800					
Prior Total	$87,100					
Comp Land Estimate	$12,400	$12,200	$13,000	$12,500	$14,000	$14,000
Sale Date		1/18/2019	12/20/2019	1/3/2018	6/9/2020	9/23/2019
Sale Price		$124,000	$147,000	$120,000	$97,000	$113,000
Time Adj Sale Price		$130,300	$149,000	$134,900	$97,200	$115,700
TADJSP/SQFT		$113.11	$126.27	$117.10	$95.29	$107.63
Total Adj Factors	$57,200	$53,700	$58,100	$55,300	$50,200	$52,900
Adjusted Sale Price		$133,800	$148,100	$136,800	$104,200	$120,000
Comparable Estimate	$128,600 ($105.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-20	91.18-10-28	91.19-10-10	91.18-8-19	91.18-6-42	102.06-2-44
Owner	Dziwulski Stephen J	Allan, Danielle J	Jones, Joann	Perez, Eloy Jr	Vazquez, Dominic A	Folaron, Jocelyn J
Address	28 Melcourt Dr	17 Verdun Pl	84 Melcourt Dr	86 Mildred Dr	171 Toelsin Rd	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 98	50 x 120	54 x 98	50 x 139	50 x 140	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1951 / 0	1950 / 0	1952 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1072	852	768	630	1024	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 432	0 240
SFLA	1456	1491	1152	1020	1536	1180
Att/Det Gar Sqft	384	528	308	242	484	416
Prior Land	$10,800					
Prior Total	$101,600					
Comp Land Estimate	$12,400	$13,000	$12,200	$14,000	$14,000	$13,000
Sale Date		6/26/2020	1/18/2019	6/9/2020	11/9/2018	12/20/2019
Sale Price		$172,500	$124,000	$97,000	$139,900	$147,000
Time Adj Sale Price		$172,800	$130,300	$97,200	$148,700	$149,000
TADJSP/SQFT		$115.90	$113.11	$95.29	$96.81	$126.27
Total Adj Factors	$65,000	$68,000	$53,700	$50,200	$80,100	$58,100
Adjusted Sale Price		$169,800	$141,600	$112,000	$133,600	$155,900
Comparable Estimate	$142,600 ($97.94/SFLA)					

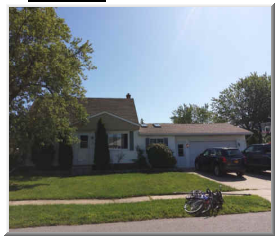
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-28	91.19-10-10	91.19-8-27	91.18-8-19	102.06-2-44	91.18-7-28
Owner	Nadolny, Tracy L	Jones, Joann	Wilkes, Charles	Perez, Eloy Jr	Folaron, Jocelyn J	Kubiak, Stanley J
Address	23 Melcourt Dr	84 Melcourt Dr	103 Melcourt Dr	86 Mildred Dr	390 McNaughton Ave	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 98	54 x 98	56 x 98	50 x 139	50 x 120	50 x 140
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	1950 / 0	1956 / 0	1952 / 0	1957 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	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	4 Full 0
1st Sty Area	768	768	768	630	740	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 0	0 0	0 240	0 0
SFLA	1152	1152	1152	1020	1180	1075
Att/Det Gar Sqft	280	308	440	242	416	309
Prior Land	$10,800					
Prior Total	$87,800					
Comp Land Estimate	$12,400	$12,200	$12,500	$14,000	$13,000	$14,000
Sale Date		1/18/2019	1/3/2018	6/9/2020	12/20/2019	9/23/2019
Sale Price		$124,000	$120,000	$97,000	$147,000	$113,000
Time Adj Sale Price		$130,300	$134,900	$97,200	$149,000	$115,700
TADJSP/SQFT		$113.11	$117.10	$95.29	$126.27	$107.63
Total Adj Factors	$54,500	$53,700	$55,300	$50,200	$58,100	$52,900
Adjusted Sale Price		$131,100	$134,100	$101,500	$145,400	$117,300
Comparable Estimate	$125,900 ($109.29/SFLA)					

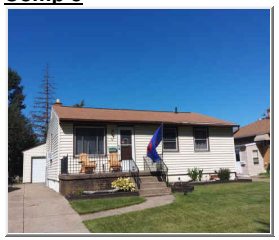
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-21	91.19-10-10	91.18-8-19	102.06-2-44	91.18-7-28	91.19-8-27
Owner	Nguyen, Trang T	Jones, Joann	Perez, Eloy Jr	Folaron, Jocelyn J	Kubiak, Stanley J	Wilkes, Charles
Address	22 Melcourt Dr	84 Melcourt Dr	86 Mildred Dr	390 McNaughton Ave	87 Mildred Dr	103 Melcourt 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 98	54 x 98	50 x 139	50 x 120	50 x 140	56 x 98
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	1956 / 0	1950 / 0	1952 / 0	1957 / 0	1948 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	630	740	720	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1152	1152	1020	1180	1075	1152
Att/Det Gar Sqft	308	308	242	416	309	440
Prior Land	$10,800					
Prior Total	$78,000					
Comp Land Estimate	$12,400	$12,200	$14,000	$13,000	$14,000	$12,500
Sale Date		1/18/2019	6/9/2020	12/20/2019	9/23/2019	1/3/2018
Sale Price		$124,000	$97,000	$147,000	$113,000	$120,000
Time Adj Sale Price		$130,300	$97,200	$149,000	$115,700	$134,900
TADJSP/SQFT		$113.11	$95.29	$126.27	$107.63	$117.10
Total Adj Factors	$52,000	$53,700	$50,200	$58,100	$52,900	$55,300
Adjusted Sale Price		$128,600	$99,000	$142,900	$114,800	$131,600
Comparable Estimate	$123,400 ($107.12/SFLA)					

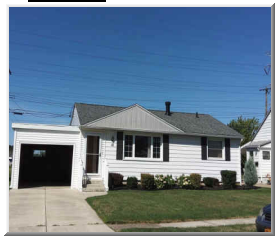
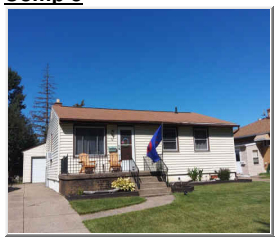
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-27	91.19-10-10	91.19-8-27	102.06-2-44	91.18-8-19	91.18-7-28
Owner	D'Orazio, Dorothy	Jones, Joann	Wilkes, Charles	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	19 Melcourt Dr	84 Melcourt Dr	103 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 98	54 x 98	56 x 98	50 x 120	50 x 139	50 x 140
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	1957 / 0	1950 / 0	1956 / 0	1957 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	3	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	768	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1152	1152	1152	1180	1020	1075
Att/Det Gar Sqft	336	308	440	416	242	309
Prior Land	$10,800					
Prior Total	$85,500					
Comp Land Estimate	$12,400	$12,200	$12,500	$13,000	$14,000	$14,000
Sale Date		1/18/2019	1/3/2018	12/20/2019	6/9/2020	9/23/2019
Sale Price		$124,000	$120,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$130,300	$134,900	$149,000	$97,200	$115,700
TADJSP/SQFT		$113.11	$117.10	$126.27	$95.29	$107.63
Total Adj Factors	$53,900	$53,700	$55,300	$58,100	$50,200	$52,900
Adjusted Sale Price		$130,500	$133,500	$144,800	$100,900	$116,700
Comparable Estimate	$125,300 ($108.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-22	91.18-8-19	91.18-7-28	91.19-8-7	91.19-10-10	102.06-2-44
Owner	Daigler, Janice R	Perez, Eloy Jr	Kubiak, Stanley J	Wruck, Stephen	Jones, Joann	Folaron, Jocelyn J
Address	16 Melcourt Dr	86 Mildred Dr	87 Mildred Dr	211 Melcourt Dr	84 Melcourt Dr	390 McNaughton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 98	50 x 139	50 x 140	52 x 99	54 x 98	50 x 120
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	1948 / 0	1958 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	630	720	768	768	740
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	768	1020	1075	911	1152	1180
Att/Det Gar Sqft	308	242	309	264	308	416
Prior Land	$10,800					
Prior Total	$40,000					
Comp Land Estimate	$12,400	$14,000	$14,000	$12,000	$12,200	$13,000
Sale Date		6/9/2020	9/23/2019	2/4/2019	1/18/2019	12/20/2019
Sale Price		$97,000	$113,000	$110,000	$124,000	$147,000
Time Adj Sale Price		$97,200	$115,700	$115,200	$130,300	$149,000
TADJSP/SQFT		$95.29	$107.63	$126.45	$113.11	$126.27
Total Adj Factors	$40,300	$50,200	$52,900	$44,400	$53,700	$58,100
Adjusted Sale Price		$87,300	$103,100	$111,100	$116,900	$131,200
Comparable Estimate	$109,900 ($143.1/SFLA)					

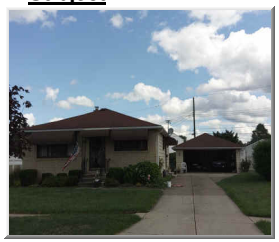
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-26	91.19-10-10	91.19-8-27	102.06-2-44	91.18-8-19	91.18-7-28
Owner	Walter, Denise M	Jones, Joann	Wilkes, Charles	Folaron, Jocelyn J	Perez, Eloy Jr	Kubiak, Stanley J
Address	15 Melcourt Dr	84 Melcourt Dr	103 Melcourt Dr	390 McNaughton Ave	86 Mildred Dr	87 Mildred 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	107	107	107	107	107	107
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 98	54 x 98	56 x 98	50 x 120	50 x 139	50 x 140
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	1957 / 0	1950 / 0	1956 / 0	1957 / 0	1952 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	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	768	768	768	740	630	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1152	1152	1152	1180	1020	1075
Att/Det Gar Sqft	440	308	440	416	242	309
Prior Land	$10,800					
Prior Total	$86,500					
Comp Land Estimate	$12,400	$12,200	$12,500	$13,000	$14,000	$14,000
Sale Date		1/18/2019	1/3/2018	12/20/2019	6/9/2020	9/23/2019
Sale Price		$124,000	$120,000	$147,000	$97,000	$113,000
Time Adj Sale Price		$130,300	$134,900	$149,000	$97,200	$115,700
TADJSP/SQFT		$113.11	$117.10	$126.27	$95.29	$107.63
Total Adj Factors	$54,500	$53,700	$55,300	$58,100	$50,200	$52,900
Adjusted Sale Price		$131,100	$134,100	$145,400	$101,500	$117,300
Comparable Estimate	$125,900 ($109.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-9-25	102.07-1-6	102.23-4-2	91.18-10-28	102.06-2-44	91.18-6-42
Owner	Kowalski, Windy R	Spahr, Kelly	Sarkar, Muhammad FK	Allan, Danielle J	Folaron, Jocelyn J	Vazquez, Dominic A
Address	11 Melcourt Dr	81 Melcourt Dr	106 Grand Blvd	17 Verdun Pl	390 McNaughton Ave	171 Toelsin 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	107	107	107	107	107	107
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	86 x 98	103 x 98	40 x 120	50 x 120	50 x 120	50 x 140
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 1990	1947 / 0	1951 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	1.5	1.5	1.5	1.7	1.7	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1084	1268	852	740	1024
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 432
SFLA	1610	1500	1632	1491	1180	1536
Att/Det Gar Sqft	572	420	280	528	416	484
Prior Land	$14,000					
Prior Total	$131,600					
Comp Land Estimate	$15,300	$16,800	$11,000	$13,000	$13,000	$14,000
Sale Date		4/17/2018	10/16/2020	6/26/2020	12/20/2019	11/9/2018
Sale Price		$135,000	$150,000	$172,500	$147,000	$139,900
Time Adj Sale Price		$149,200	$150,000	$172,800	$149,000	$148,700
TADJSP/SQFT		$99.47	$91.91	$115.90	$126.27	$96.81
Total Adj Factors	$85,200	$71,000	$70,100	$68,000	$58,100	$80,100
Adjusted Sale Price		$163,400	$165,100	$190,000	$176,100	$153,800
Comparable Estimate	$169,700 ($105.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-24	102.06-2-2	91.18-5-38	91.18-5-30	91.18-5-45	91.18-15-7
Owner	Berns, Kerry L	Heenan, Mary M	Feliciano, Juan	Messere, Antonio	Soler, Leah A	Sajda, Anthony A
Address	6 Melcourt Dr	15 Crescent Ct	99 Wheaton Dr	55 Wheaton Dr	135 Wheaton Dr	34 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	76 x 98	55 x 120	52 x 107	55 x 107	70 x 107	50 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1953 / 0	1952 / 0	1953 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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	3	2	3	3	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	884	910	832	896	1023	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 264	0 0	0 0	0 0	0 0
SFLA	884	910	832	896	1023	910
Att/Det Gar Sqft	320	320	440	308	440	576
Prior Land	$13,000					
Prior Total	$83,300					
Comp Land Estimate	$14,400	$13,700	$12,600	$12,900	$14,600	$12,300
Sale Date		7/31/2020	8/12/2020	4/18/2019	5/12/2020	4/30/2019
Sale Price		$137,000	$116,000	$110,000	$135,000	$120,000
Time Adj Sale Price		$137,000	$116,000	$114,400	$135,500	$124,800
TADJSP/SQFT		$150.55	$139.42	$127.68	$132.45	$137.14
Total Adj Factors	$54,100	$52,800	$50,300	$51,600	$58,200	$53,900
Adjusted Sale Price		$138,300	$119,800	$116,900	$131,400	$125,000
Comparable Estimate	$126,300 ($142.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.19-10-23	102.06-2-2	91.18-5-45	91.18-5-38	91.18-5-30	91.18-15-7
Owner	Dziwulski, Rose G	Heenan, Mary M	Soler, Leah A	Feliciano, Juan	Messere, Antonio	Sajda, Anthony A
Address	10 Melcourt Dr	15 Crescent Ct	135 Wheaton Dr	99 Wheaton Dr	55 Wheaton Dr	34 Wheaton 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	107	107	107	107	107	107
School Code	143002	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 98	55 x 120	70 x 107	52 x 107	55 x 107	50 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1953 / 0	1953 / 0	1952 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	2	3	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	1134	910	1023	832	896	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 432	0 264	0 0	0 0	0 0	0 0
SFLA	1134	910	1023	832	896	910
Att/Det Gar Sqft	275	320	440	440	308	576
Prior Land	$10,600					
Prior Total	$85,100					
Comp Land Estimate	$12,100	$13,700	$14,600	$12,600	$12,900	$12,300
Sale Date		7/31/2020	5/12/2020	8/12/2020	4/18/2019	4/30/2019
Sale Price		$137,000	$135,000	$116,000	$110,000	$120,000
Time Adj Sale Price		$137,000	$135,500	$116,000	$114,400	$124,800
TADJSP/SQFT		$150.55	$132.45	$139.42	$127.68	$137.14
Total Adj Factors	$61,900	$52,800	$58,200	$50,300	$51,600	$53,900
Adjusted Sale Price		$146,100	$139,200	$127,600	$124,700	$132,800
Comparable Estimate	$134,100 ($118.25/SFLA)					

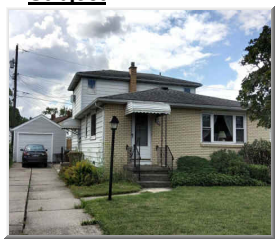
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-20	102.47-1-8	102.47-2-5	102.39-3-3	102.47-7-7	102.38-2-18
Owner	Darwish, Mohammad	Ahmed, Noman	Shohag, Abu Bakkar	Peoples, Daisy B	Edwards, Brandon	Thamer, Andrew J
Address	126 McParlin Ave	101 Kemp Ave	94 McParlin Ave	163 Mcnaughton Ave	9 Paradise Ct	62 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 111	54 x 115	50 x 110	50 x 117	80 x 108	52 x 96
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1955 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1192	1131	1275	1128	992	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 623	0 0	0 0	0 560
SFLA	1192	1131	1275	1128	992	1152
Att/Det Gar Sqft	308	624	336	396		308
Prior Land	$11,800					
Prior Total	$88,400					
Comp Land Estimate	$13,500	$13,300	$12,500	$12,800	$15,600	$11,900
Sale Date		12/30/2019	1/21/2020	8/4/2020	11/22/2019	3/13/2020
Sale Price		$135,000	$151,300	$155,000	$115,000	$158,900
Time Adj Sale Price		$136,800	$152,800	$155,000	$116,900	$160,000
TADJSP/SQFT		$120.95	$119.84	$137.41	$117.84	$138.89
Total Adj Factors	$63,900	$65,700	$70,700	$65,200	$53,700	$69,900
Adjusted Sale Price		$135,000	$146,000	$153,700	$127,100	$154,000
Comparable Estimate	$143,200 ($120.13/SFLA)					

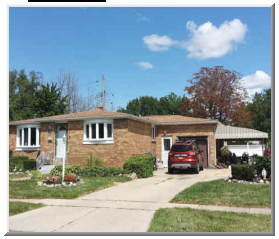
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-19	102.47-1-8	102.47-2-5	102.39-3-3	102.38-2-18	102.47-7-7
Owner	Wolniewicz, Theresa	Ahmed, Noman	Shohag, Abu Bakkar	Peoples, Daisy B	Thamer, Andrew J	Edwards, Brandon
Address	122 McParlin Ave	101 Kemp Ave	94 McParlin Ave	163 Mcnaughton Ave	62 Kemp Ave	9 Paradise Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	54 x 115	50 x 110	50 x 117	52 x 96	80 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1955 / 0	1962 / 0	1961 / 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 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1189	1131	1275	1128	1152	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 623	0 0	0 560	0 0
SFLA	1189	1131	1275	1128	1152	992
Att/Det Gar Sqft	484	624	336	396	308	
Prior Land	$13,200					
Prior Total	$95,700					
Comp Land Estimate	$15,000	$13,300	$12,500	$12,800	$11,900	$15,600
Sale Date		12/30/2019	1/21/2020	8/4/2020	3/13/2020	11/22/2019
Sale Price		$135,000	$151,300	$155,000	$158,900	$115,000
Time Adj Sale Price		$136,800	$152,800	$155,000	$160,000	$116,900
TADJSP/SQFT		$120.95	$119.84	$137.41	$138.89	$117.84
Total Adj Factors	$70,300	$65,700	$70,700	$65,200	$69,900	$53,700
Adjusted Sale Price		$141,400	$152,400	$160,100	$160,400	$133,500
Comparable Estimate	$149,600 ($125.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-3	102.47-2-5	102.47-1-8	102.47-7-7	102.38-2-18	102.39-3-3
Owner	D'Auria, Irene	Shohag, Abu Bakkar	Ahmed, Noman	Edwards, Brandon	Thamer, Andrew J	Peoples, Daisy B
Address	121 McParlin Ave	94 McParlin Ave	101 Kemp Ave	9 Paradise Ct	62 Kemp Ave	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 104	50 x 110	54 x 115	80 x 108	52 x 96	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1955 / 0	1961 / 0	1962 / 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 105	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1176	1275	1131	992	1152	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 400	0 0	0 560	0 0
SFLA	1176	1275	1131	992	1152	1128
Att/Det Gar Sqft	483	336	624		308	396
Prior Land	$13,800					
Prior Total	$98,400					
Comp Land Estimate	$15,300	$12,500	$13,300	$15,600	$11,900	$12,800
Sale Date		1/21/2020	12/30/2019	11/22/2019	3/13/2020	8/4/2020
Sale Price		$151,300	$135,000	$115,000	$158,900	$155,000
Time Adj Sale Price		$152,800	$136,800	$116,900	$160,000	$155,000
TADJSP/SQFT		$119.84	$120.95	$117.84	$138.89	$137.41
Total Adj Factors	$66,500	$70,700	$65,700	$53,700	$69,900	$65,200
Adjusted Sale Price		$148,600	$137,600	$129,700	$156,600	$156,300
Comparable Estimate	$145,800 ($123.98/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

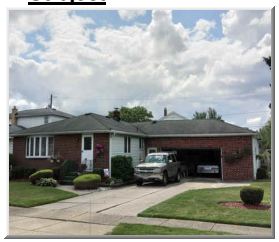
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-18	102.47-1-8	102.47-2-5	102.39-3-3	102.38-2-18	102.47-7-7
Owner	Agard, Xiomara	Ahmed, Noman	Shohag, Abu Bakkar	Peoples, Daisy B	Thamer, Andrew J	Edwards, Brandon
Address	118 McParlin Ave	101 Kemp Ave	94 McParlin Ave	163 Mcnaughton Ave	62 Kemp Ave	9 Paradise Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 111	54 x 115	50 x 110	50 x 117	52 x 96	80 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1955 / 0	1962 / 0	1961 / 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 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	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	4 Full 0
1st Sty Area	1189	1131	1275	1128	1152	992
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 623	0 0	0 560	0 0
SFLA	1189	1131	1275	1128	1152	992
Att/Det Gar Sqft	484	624	336	396	308	
Prior Land	$13,400					
Prior Total	$92,600					
Comp Land Estimate	$15,000	$13,300	$12,500	$12,800	$11,900	$15,600
Sale Date		12/30/2019	1/21/2020	8/4/2020	3/13/2020	11/22/2019
Sale Price		$135,000	$151,300	$155,000	$158,900	$115,000
Time Adj Sale Price		$136,800	$152,800	$155,000	$160,000	$116,900
TADJSP/SQFT		$120.95	$119.84	$137.41	$138.89	$117.84
Total Adj Factors	$68,700	$65,700	$70,700	$65,200	$69,900	$53,700
Adjusted Sale Price		$139,800	$150,800	$158,500	$158,800	$131,900
Comparable Estimate	$148,000 ($124.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-2	102.47-2-5	102.10-1-44	102.38-2-24	102.10-1-46	102.54-3-9
Owner	Blachowski, William	Shohag, Abu Bakkar	Mullen, Tiarra	Ahmed, Muhaimin	Stevenson, Brian D	Hughes, Chase E
Address	115 McParlin Ave	94 McParlin Ave	102 Cathedral Ln	40 Kemp Ave	94 Cathedral Ln	43 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 102	50 x 110	50 x 130	50 x 105	50 x 130	50 x 107
Building Style	14 other	01 Ranch	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1959 / 0	1961 / 0	1958 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	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	0 / N
Stories	2.0	1.0	1.7	1.0	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1275	882	1552	940	704
2nd Sty Area	448	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 432	0 376	0 0	0 0
SFLA	1624	1275	1543	1552	1410	1232
Att/Det Gar Sqft	308	336	418	352	440	308
Prior Land	$10,700					
Prior Total	$106,600					
Comp Land Estimate	$12,200	$12,500	$13,500	$12,200	$13,500	$12,300
Sale Date		1/21/2020	8/31/2020	2/28/2020	9/28/2020	5/28/2020
Sale Price		$151,300	$167,000	$140,000	$168,000	$158,000
Time Adj Sale Price		$152,800	$167,000	$141,200	$168,000	$158,500
TADJSP/SQFT		$119.84	$108.23	$90.98	$119.15	$128.65
Total Adj Factors	$64,900	$70,700	$75,300	$84,300	$64,800	$61,100
Adjusted Sale Price		$147,000	$156,600	$121,800	$168,100	$162,300
Comparable Estimate	$151,200 ($93.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-10	102.47-2-5	102.38-2-24	102.47-1-8	102.38-2-18	102.39-3-3
Owner	Kandefer, Michael M	Shohag, Abu Bakkar	Ahmed, Muhaimin	Ahmed, Noman	Thamer, Andrew J	Peoples, Daisy B
Address	114 McParlin Ave	94 McParlin Ave	40 Kemp Ave	101 Kemp Ave	62 Kemp Ave	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 104	50 x 110	50 x 105	54 x 115	52 x 96	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1960 / 0	1961 / 0	1955 / 0	1962 / 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 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1571	1275	1552	1131	1152	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 376	0 400	0 560	0 0
SFLA	1571	1275	1552	1131	1152	1128
Att/Det Gar Sqft	308	336	352	624	308	396
Prior Land	$13,300					
Prior Total	$129,400					
Comp Land Estimate	$14,800	$12,500	$12,200	$13,300	$11,900	$12,800
Sale Date		1/21/2020	2/28/2020	12/30/2019	3/13/2020	8/4/2020
Sale Price		$151,300	$140,000	$135,000	$158,900	$155,000
Time Adj Sale Price		$152,800	$141,200	$136,800	$160,000	$155,000
TADJSP/SQFT		$119.84	$90.98	$120.95	$138.89	$137.41
Total Adj Factors	$89,600	$70,700	$84,300	$65,700	$69,900	$65,200
Adjusted Sale Price		$171,700	$146,500	$160,700	$179,700	$179,400
Comparable Estimate	$167,600 ($106.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-9	102.47-1-8	102.47-2-5	102.38-2-18	102.47-2-1	102.39-3-3
Owner	Brzezinski, Niles	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J	Thepaut-Hasselback, Su	Peoples, Daisy B
Address	110 McParlin Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp Ave	77 Tillotson Ave	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 104	54 x 115	50 x 110	52 x 96	108 x 311	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1962 / 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 105	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1162	1131	1275	1152	1120	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 623	0 560	0 0	0 0
SFLA	1162	1131	1275	1152	1120	1128
Att/Det Gar Sqft	280	624	336	308	308	396
Prior Land	$10,600					
Prior Total	$93,100					
Comp Land Estimate	$12,100	$13,300	$12,500	$11,900	$23,900	$12,800
Sale Date		12/30/2019	1/21/2020	3/13/2020	1/28/2019	8/4/2020
Sale Price		$135,000	$151,300	$158,900	$133,500	$155,000
Time Adj Sale Price		$136,800	$152,800	$160,000	$140,200	$155,000
TADJSP/SQFT		$120.95	$119.84	$138.89	$125.18	$137.41
Total Adj Factors	$64,500	$65,700	$70,700	$69,900	$72,200	$65,200
Adjusted Sale Price		$135,600	$146,600	$154,600	$132,500	$154,300
Comparable Estimate	$144,700 ($124.53/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-7-1	102.47-2-5	102.47-1-8	102.38-2-18	102.47-7-7	102.39-3-3
Owner	Pietrzak, Kenneth L	Shohag, Abu Bakkar	Ahmed, Noman	Thamer, Andrew J	Edwards, Brandon	Peoples, Daisy B
Address	111 McParlin Ave	94 McParlin Ave	101 Kemp Ave	62 Kemp Ave	9 Paradise Ct	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 104	50 x 110	54 x 115	52 x 96	80 x 108	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1955 / 0	1962 / 0	1961 / 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 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1176	1275	1131	1152	992	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 400	0 560	0 0	0 0
SFLA	1176	1275	1131	1152	992	1128
Att/Det Gar Sqft	616	336	624	308		396
Prior Land	$14,300					
Prior Total	$101,900					
Comp Land Estimate	$15,700	$12,500	$13,300	$11,900	$15,600	$12,800
Sale Date		1/21/2020	12/30/2019	3/13/2020	11/22/2019	8/4/2020
Sale Price		$151,300	$135,000	$158,900	$115,000	$155,000
Time Adj Sale Price		$152,800	$136,800	$160,000	$116,900	$155,000
TADJSP/SQFT		$119.84	$120.95	$138.89	$117.84	$137.41
Total Adj Factors	$72,400	$70,700	$65,700	$69,900	$53,700	$65,200
Adjusted Sale Price		$154,500	$143,500	$162,500	$135,600	$162,200
Comparable Estimate	$151,700 ($129/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-8	102.47-1-8	102.47-2-5	102.38-2-18	102.47-2-1	102.39-3-3
Owner	Szyryj, Iwan	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J	Thepaut-Hasselback, Su	Peoples, Daisy B
Address	106 McParlin Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp Ave	77 Tillotson Ave	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 112	54 x 115	50 x 110	52 x 96	108 x 311	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1962 / 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 105	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1162	1131	1275	1152	1120	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 623	0 560	0 0	0 0
SFLA	1162	1131	1275	1152	1120	1128
Att/Det Gar Sqft	308	624	336	308	308	396
Prior Land	$11,600					
Prior Total	$101,800					
Comp Land Estimate	$13,300	$13,300	$12,500	$11,900	$23,900	$12,800
Sale Date		12/30/2019	1/21/2020	3/13/2020	1/28/2019	8/4/2020
Sale Price		$135,000	$151,300	$158,900	$133,500	$155,000
Time Adj Sale Price		$136,800	$152,800	$160,000	$140,200	$155,000
TADJSP/SQFT		$120.95	$119.84	$138.89	$125.18	$137.41
Total Adj Factors	$68,000	$65,700	$70,700	$69,900	$72,200	$65,200
Adjusted Sale Price		$139,100	$150,100	$158,100	$136,000	$157,800
Comparable Estimate	$148,200 ($127.54/SFLA)					

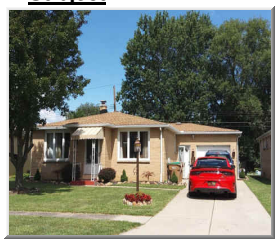
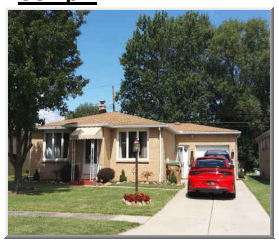
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

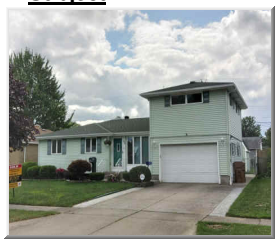
Roll Year: 2021
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-7	102.47-2-5	102.47-1-8	102.38-2-18	102.47-2-1	102.38-3-10
Owner	Snead, Phillip	Shohag, Abu Bakkar	Ahmed, Noman	Thamer, Andrew J	Thepaut-Hasselback, Su	Britt, Lisa
Address	102 McParlin Ave	94 McParlin Ave	101 Kemp Ave	62 Kemp Ave	77 Tillotson Ave	53 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 134	50 x 110	54 x 115	52 x 96	108 x 311	52 x 107
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1960 / 0	1955 / 0	1962 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	1275	1275	1131	1152	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 400	0 560	0 0	0 0
SFLA	1275	1275	1131	1152	1120	1176
Att/Det Gar Sqft	336	336	624	308	308	210
Prior Land	$12,000					
Prior Total	$94,400					
Comp Land Estimate	$13,700	$12,500	$13,300	$11,900	$23,900	$12,600
Sale Date		1/21/2020	12/30/2019	3/13/2020	1/28/2019	7/12/2019
Sale Price		$151,300	$135,000	$158,900	$133,500	$157,500
Time Adj Sale Price		$152,800	$136,800	$160,000	$140,200	$162,300
TADJSP/SQFT		$119.84	$120.95	$138.89	$125.18	$138.01
Total Adj Factors	$71,000	$70,700	$65,700	$69,900	$72,200	$67,100
Adjusted Sale Price		$153,100	$142,100	$161,100	$139,000	$166,200
Comparable Estimate	$152,300 ($119.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-6	102.47-1-8	102.47-2-5	102.38-2-18	102.47-2-1	102.39-3-3
Owner	Melock, Jean C	Ahmed, Noman	Shohag, Abu Bakkar	Thamer, Andrew J	Thepaut-Hasselback, Su	Peoples, Daisy B
Address	98 McParlin Ave	101 Kemp Ave	94 McParlin Ave	62 Kemp Ave	77 Tillotson Ave	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 163	54 x 115	50 x 110	52 x 96	108 x 311	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1960 / 0	1962 / 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 105	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	1135	1131	1275	1152	1120	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 623	0 560	0 0	0 0
SFLA	1135	1131	1275	1152	1120	1128
Att/Det Gar Sqft	308	624	336	308	308	396
Prior Land	$13,500					
Prior Total	$95,000					
Comp Land Estimate	$15,400	$13,300	$12,500	$11,900	$23,900	$12,800
Sale Date		12/30/2019	1/21/2020	3/13/2020	1/28/2019	8/4/2020
Sale Price		$135,000	$151,300	$158,900	$133,500	$155,000
Time Adj Sale Price		$136,800	$152,800	$160,000	$140,200	$155,000
TADJSP/SQFT		$120.95	$119.84	$138.89	$125.18	$137.41
Total Adj Factors	$68,300	$65,700	$70,700	$69,900	$72,200	$65,200
Adjusted Sale Price		$139,400	$150,400	$158,400	$136,300	$158,100
Comparable Estimate	$148,500 ($130.84/SFLA)					

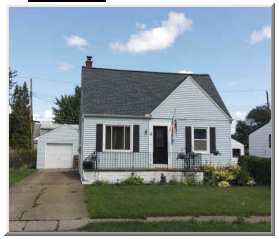
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-3	102.47-2-5	102.38-2-18	102.47-1-8	102.47-7-7	102.38-3-10
Owner	Perry, Marquita K	Shohag, Abu Bakkar	Thamer, Andrew J	Ahmed, Noman	Edwards, Brandon	Britt, Lisa
Address	97 McParlin Ave	94 McParlin Ave	62 Kemp Ave	101 Kemp Ave	9 Paradise Ct	53 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	52 x 96	54 x 115	80 x 108	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1962 / 0	1955 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	1176	1275	1152	1131	992	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 560	0 400	0 0	0 0
SFLA	1176	1275	1152	1131	992	1176
Att/Det Gar Sqft	308	336	308	624		210
Prior Land	$13,700					
Prior Total	$97,500					
Comp Land Estimate	$15,300	$12,500	$11,900	$13,300	$15,600	$12,600
Sale Date		1/21/2020	3/13/2020	12/30/2019	11/22/2019	7/12/2019
Sale Price		$151,300	$158,900	$135,000	$115,000	$157,500
Time Adj Sale Price		$152,800	$160,000	$136,800	$116,900	$162,300
TADJSP/SQFT		$119.84	$138.89	$120.95	$117.84	$138.01
Total Adj Factors	$66,000	$70,700	$69,900	$65,700	$53,700	$67,100
Adjusted Sale Price		$148,100	$156,100	$137,100	$129,200	$161,200
Comparable Estimate	$146,300 ($124.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-5	102.47-2-5	102.38-2-18	102.47-1-8	102.38-3-10	102.47-2-1
Owner	Shohag, Abu Bakkar	Shohag, Abu Bakkar	Thamer, Andrew J	Ahmed, Noman	Britt, Lisa	Thepaut-Hasselback, Su
Address	94 McParlin Ave	94 McParlin Ave	62 Kemp Ave	101 Kemp Ave	53 Kemp Ave	77 Tillotson 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	52 x 96	54 x 115	52 x 107	108 x 311
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1955 / 0	1962 / 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 105	C Average 100	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	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	1275	1275	1152	1131	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 623	0 623	0 560	0 400	0 0	0 0
SFLA	1275	1275	1152	1131	1176	1120
Att/Det Gar Sqft	336	336	308	624	210	308
Prior Land	$10,900					
Prior Total	$100,347					
Comp Land Estimate	$12,500	$12,500	$11,900	$13,300	$12,600	$23,900
Sale Date		1/21/2020	3/13/2020	12/30/2019	7/12/2019	1/28/2019
Sale Price		$151,300	$158,900	$135,000	$157,500	$133,500
Time Adj Sale Price		$152,800	$160,000	$136,800	$162,300	$140,200
TADJSP/SQFT		$119.84	$138.89	$120.95	$138.01	$125.18
Total Adj Factors	$70,700	$70,700	$69,900	$65,700	$67,100	$72,200
Adjusted Sale Price		$152,800	$160,800	$141,800	$165,900	$138,700
Comparable Estimate	$152,000 ($119.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-8-2	102.47-2-5	102.38-2-24	102.54-3-9	102.46-4-9	102.38-3-19
Owner	Monte, Kristin	Shohag, Abu Bakkar	Ahmed, Muhaimin	Hughes, Chase E	Carroll, Michael D	Giles, James E
Address	93 McParlin Ave	94 McParlin Ave	40 Kemp Ave	43 Freda Ave	47 McParlin Ave	44 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 110	50 x 110	50 x 105	50 x 107	53 x 107	52 x 107
Building Style	14 other	01 Ranch	01 Ranch	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1961 / 0	1954 / 0	1954 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.7	1.5	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0	2 / 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	1037	1275	1552	704	940	839
2nd Sty Area	432	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 513	0 623	0 376	0 0	0 0	0 0
SFLA	1469	1275	1552	1232	1300	1371
Att/Det Gar Sqft	382	336	352	308	400	420
Prior Land	$11,800					
Prior Total	$100,500					
Comp Land Estimate	$13,600	$12,500	$12,200	$12,300	$12,700	$12,600
Sale Date		1/21/2020	2/28/2020	5/28/2020	9/9/2019	5/20/2019
Sale Price		$151,300	$140,000	$158,000	$139,000	$142,944
Time Adj Sale Price		$152,800	$141,200	$158,500	$142,300	$148,200
TADJSP/SQFT		$119.84	$90.98	$128.65	$109.46	$108.10
Total Adj Factors	$63,200	$70,700	$84,300	$61,100	$60,100	$65,500
Adjusted Sale Price		$145,300	$120,100	$160,600	$145,400	$145,900
Comparable Estimate	$143,500 ($97.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.47-2-4	102.47-2-5	102.38-2-24	102.38-2-18	102.47-1-8	102.38-3-10
Owner	Davidson, Kim R	Shohag, Abu Bakkar	Ahmed, Muhaimin	Thamer, Andrew J	Ahmed, Noman	Britt, Lisa
Address	90 McParlin Ave	94 McParlin Ave	40 Kemp Ave	62 Kemp Ave	101 Kemp Ave	53 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 110	50 x 110	50 x 105	52 x 96	54 x 115	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1960 / 0	1961 / 0	1962 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	2
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1404	1275	1552	1152	1131	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 623	0 376	0 560	0 400	0 0
SFLA	1404	1275	1552	1152	1131	1176
Att/Det Gar Sqft	352	336	352	308	624	210
Prior Land	$13,700					
Prior Total	$127,400					
Comp Land Estimate	$15,300	$12,500	$12,200	$11,900	$13,300	$12,600
Sale Date		1/21/2020	2/28/2020	3/13/2020	12/30/2019	7/12/2019
Sale Price		$151,300	$140,000	$158,900	$135,000	$157,500
Time Adj Sale Price		$152,800	$141,200	$160,000	$136,800	$162,300
TADJSP/SQFT		$119.84	$90.98	$138.89	$120.95	$138.01
Total Adj Factors	$83,700	$70,700	$84,300	$69,900	$65,700	$67,100
Adjusted Sale Price		$165,800	$140,600	$173,800	$154,800	$178,900
Comparable Estimate	$162,800 ($115.95/SFLA)					

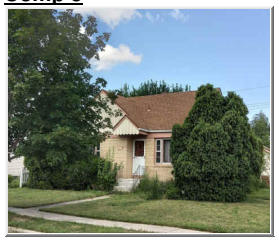
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-17	102.38-3-22	102.54-3-6	102.54-3-9	102.54-3-5	102.46-4-9
Owner	Fannie Mae	Threat, Gary	Hurtubise, Colleen H	Hughes, Chase E	Donner, Nicholas C	Carroll, Michael D
Address	82 McParlin Ave	32 Lyman Ave	31 Freda Ave	43 Freda Ave	27 Freda Ave	47 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 107	52 x 107	50 x 107	50 x 107	50 x 107	53 x 107
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	1953 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	4	2	4	3	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	780	809	690	704	690	940
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 0
SFLA	945	1161	690	1232	1035	1300
Att/Det Gar Sqft	294	308	330	308	280	400
Prior Land	$11,300					
Prior Total	$80,500					
Comp Land Estimate	$12,900	$12,600	$12,300	$12,300	$12,300	$12,700
Sale Date		2/4/2020	8/10/2020	5/28/2020	6/27/2019	9/9/2019
Sale Price		$122,000	$100,000	$158,000	$125,527	$139,000
Time Adj Sale Price		$123,000	$100,000	$158,500	$129,700	$142,300
TADJSP/SQFT		$105.94	$144.93	$128.65	$125.31	$109.46
Total Adj Factors	$48,100	$54,300	$37,800	$61,100	$49,600	$60,100
Adjusted Sale Price		$116,800	$110,300	$145,500	$128,200	$130,300
Comparable Estimate	$126,200 ($133.54/SFLA)					

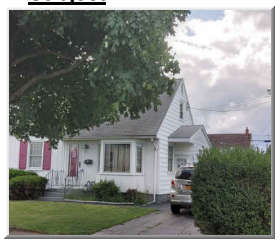
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-18	102.38-3-22	102.54-3-6	102.54-3-9	102.46-4-9	102.54-3-5
Owner	Thomas, Owen G	Threat, Gary	Hurtubise, Colleen H	Hughes, Chase E	Carroll, Michael D	Donner, Nicholas C
Address	76 McParlin Ave	32 Lyman Ave	31 Freda Ave	43 Freda Ave	47 McParlin Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	50 x 107	53 x 107	50 x 107
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	1957 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	2	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	770	809	690	704	940	690
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	935	1161	690	1232	1300	1035
Att/Det Gar Sqft	320	308	330	308	400	280
Prior Land	$10,900					
Prior Total	$80,900					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,300	$12,700	$12,300
Sale Date		2/4/2020	8/10/2020	5/28/2020	9/9/2019	6/27/2019
Sale Price		$122,000	$100,000	$158,000	$139,000	$125,527
Time Adj Sale Price		$123,000	$100,000	$158,500	$142,300	$129,700
TADJSP/SQFT		$105.94	$144.93	$128.65	$109.46	$125.31
Total Adj Factors	$45,900	$54,300	$37,800	$61,100	$60,100	$49,600
Adjusted Sale Price		$114,600	$108,100	$143,300	$128,100	$126,000
Comparable Estimate	$124,000 ($132.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-15	102.54-3-6	102.54-3-9	102.38-3-22	102.54-3-5	102.46-4-9
Owner	Dibease, Michael III	Hurtubise, Colleen H	Hughes, Chase E	Threat, Gary	Donner, Nicholas C	Carroll, Michael D
Address	75 McParlin Ave	31 Freda Ave	43 Freda Ave	32 Lyman Ave	27 Freda Ave	47 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 107	50 x 107	50 x 107	52 x 107	50 x 107	53 x 107
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	1954 / 0	1954 / 0	1958 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.5	1.5
Bedrooms	2	2	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	748	690	704	809	690	940
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	928	690	1232	1161	1035	1300
Att/Det Gar Sqft	280	330	308	308	280	400
Prior Land	$11,400					
Prior Total	$76,600					
Comp Land Estimate	$13,100	$12,300	$12,300	$12,600	$12,300	$12,700
Sale Date		8/10/2020	5/28/2020	2/4/2020	6/27/2019	9/9/2019
Sale Price		$100,000	$158,000	$122,000	$125,527	$139,000
Time Adj Sale Price		$100,000	$158,500	$123,000	$129,700	$142,300
TADJSP/SQFT		$144.93	$128.65	$105.94	$125.31	$109.46
Total Adj Factors	$45,700	$37,800	$61,100	$54,300	$49,600	$60,100
Adjusted Sale Price		$107,900	$143,100	$114,400	$125,800	$127,900
Comparable Estimate	$123,800 ($133.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-14	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.10-1-44
Owner	Kreuzer, John	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Mullen, Tiarra
Address	71 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	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	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.7
Bedrooms	4	3	4	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 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	940	940	704	839	809	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 432
SFLA	1876	1300	1232	1371	1161	1543
Att/Det Gar Sqft		400	308	420	308	418
Prior Land	$11,100					
Prior Total	$116,100					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$13,500
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	8/31/2020
Sale Price		$139,000	$158,000	$142,944	$122,000	$167,000
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$167,000
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$108.23
Total Adj Factors	$75,400	$60,100	$61,100	$65,500	$54,300	$75,300
Adjusted Sale Price		$157,600	$172,800	$158,100	$144,100	$167,100
Comparable Estimate	$159,900 ($85.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-13	102.46-4-9	102.54-3-9	102.38-3-22	102.38-3-19	102.38-1-16
Owner	Messina, Carol A	Carroll, Michael D	Hughes, Chase E	Threat, Gary	Giles, James E	Wideman, Sharita L
Address	67 McParlin Ave	47 McParlin Ave	43 Freda Ave	32 Lyman Ave	44 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1958 / 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 105	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	4	4	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	940	704	809	839	776
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	1300	1232	1161	1371	1172
Att/Det Gar Sqft	308	400	308	308	420	440
Prior Land	$11,100					
Prior Total	$84,800					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	2/4/2020	5/20/2019	11/20/2019
Sale Price		$139,000	$158,000	$122,000	$142,944	$110,060
Time Adj Sale Price		$142,300	$158,500	$123,000	$148,200	$111,900
TADJSP/SQFT		$109.46	$128.65	$105.94	$108.10	$95.48
Total Adj Factors	$61,700	$60,100	$61,100	$54,300	$65,500	$54,900
Adjusted Sale Price		$143,900	$159,100	$130,400	$144,400	$118,700
Comparable Estimate	$139,300 ($107.98/SFLA)					

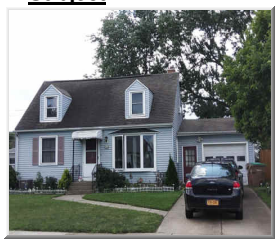
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-19	102.38-3-22	102.54-3-9	102.46-4-9	102.54-3-5	102.38-1-16
Owner	Leisner, Jerome A	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Donner, Nicholas C	Wideman, Sharita L
Address	70 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	27 Freda Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	50 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	690	809	704	940	690	776
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	1020	1161	1232	1300	1035	1172
Att/Det Gar Sqft	240	308	308	400	280	440
Prior Land	$10,900					
Prior Total	$74,800					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,300	$12,700
Sale Date		2/4/2020	5/28/2020	9/9/2019	6/27/2019	11/20/2019
Sale Price		$122,000	$158,000	$139,000	$125,527	$110,060
Time Adj Sale Price		$123,000	$158,500	$142,300	$129,700	$111,900
TADJSP/SQFT		$105.94	$128.65	$109.46	$125.31	$95.48
Total Adj Factors	$46,300	$54,300	$61,100	$60,100	$49,600	$54,900
Adjusted Sale Price		$115,000	$143,700	$128,500	$126,400	$103,300
Comparable Estimate	$123,400 ($120.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-12	102.46-4-9	102.54-3-9	102.38-3-22	102.38-3-19	102.38-1-16
Owner	Kosmowski, Chester T	Carroll, Michael D	Hughes, Chase E	Threat, Gary	Giles, James E	Wideman, Sharita L
Address	63 McParlin Ave	47 McParlin Ave	43 Freda Ave	32 Lyman Ave	44 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1953 / 0	1954 / 0	1954 / 0	1958 / 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 105	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	917	940	704	809	839	776
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 975	0 0	0 0	0 0	0 0	0 0
SFLA	1301	1300	1232	1161	1371	1172
Att/Det Gar Sqft	352	400	308	308	420	440
Prior Land	$11,100					
Prior Total	$87,600					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	2/4/2020	5/20/2019	11/20/2019
Sale Price		$139,000	$158,000	$122,000	$142,944	$110,060
Time Adj Sale Price		$142,300	$158,500	$123,000	$148,200	$111,900
TADJSP/SQFT		$109.46	$128.65	$105.94	$108.10	$95.48
Total Adj Factors	$61,600	$60,100	$61,100	$54,300	$65,500	$54,900
Adjusted Sale Price		$143,800	$159,000	$130,300	$144,300	$118,600
Comparable Estimate	$139,200 ($106.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-20	102.38-3-22	102.54-3-9	102.46-4-9	102.38-1-16	102.54-3-5
Owner	Martinez, Robert E	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Wideman, Sharita L	Donner, Nicholas C
Address	66 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	64 Mcnaughton Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	55 x 103	50 x 107
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1958 / 0	1954 / 0	1954 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	770	809	704	940	776	690
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	1070	1161	1232	1300	1172	1035
Att/Det Gar Sqft	504	308	308	400	440	280
Prior Land	$10,900					
Prior Total	$83,000					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,700	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	11/20/2019	6/27/2019
Sale Price		$122,000	$158,000	$139,000	$110,060	$125,527
Time Adj Sale Price		$123,000	$158,500	$142,300	$111,900	$129,700
TADJSP/SQFT		$105.94	$128.65	$109.46	$95.48	$125.31
Total Adj Factors	$53,100	$54,300	$61,100	$60,100	$54,900	$49,600
Adjusted Sale Price		$121,800	$150,500	$135,300	$110,100	$133,200
Comparable Estimate	$130,200 ($121.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-21	102.38-3-22	102.54-3-9	102.46-4-9	102.54-3-6	102.54-3-5
Owner	Van Dusen, Kenneth B	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Hurtubise, Colleen H	Donner, Nicholas C
Address	62 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	31 Freda Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	50 x 107	50 x 107
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	1953 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	2	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	872	809	704	940	690	690
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	980	1161	1232	1300	690	1035
Att/Det Gar Sqft	462	308	308	400	330	280
Prior Land	$10,900					
Prior Total	$85,900					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,300	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	8/10/2020	6/27/2019
Sale Price		$122,000	$158,000	$139,000	$100,000	$125,527
Time Adj Sale Price		$123,000	$158,500	$142,300	$100,000	$129,700
TADJSP/SQFT		$105.94	$128.65	$109.46	$144.93	$125.31
Total Adj Factors	$50,400	$54,300	$61,100	$60,100	$37,800	$49,600
Adjusted Sale Price		$119,100	$147,800	$132,600	$112,600	$130,500
Comparable Estimate	$128,500 ($131.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-22	102.38-3-22	102.54-3-6	102.54-3-9	102.46-4-9	102.54-3-5
Owner	Graboski, Jason A	Threat, Gary	Hurtubise, Colleen H	Hughes, Chase E	Carroll, Michael D	Donner, Nicholas C
Address	56 McParlin Ave	32 Lyman Ave	31 Freda Ave	43 Freda Ave	47 McParlin Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	50 x 107	53 x 107	50 x 107
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	1954 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	2	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	660	809	690	704	940	690
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	960	1161	690	1232	1300	1035
Att/Det Gar Sqft	440	308	330	308	400	280
Prior Land	$10,900					
Prior Total	$82,200					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,300	$12,700	$12,300
Sale Date		2/4/2020	8/10/2020	5/28/2020	9/9/2019	6/27/2019
Sale Price		$122,000	$100,000	$158,000	$139,000	$125,527
Time Adj Sale Price		$123,000	$100,000	$158,500	$142,300	$129,700
TADJSP/SQFT		$105.94	$144.93	$128.65	$109.46	$125.31
Total Adj Factors	$47,900	$54,300	$37,800	$61,100	$60,100	$49,600
Adjusted Sale Price		$116,600	$110,100	$145,300	$130,100	$128,000
Comparable Estimate	$126,000 ($131.25/SFLA)					

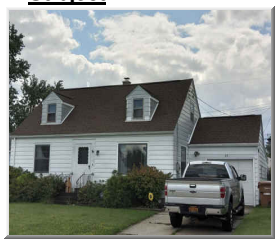
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-11	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.38-1-16
Owner	Sides, Donna S	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Wideman, Sharita L
Address	55 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1950 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 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 105	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 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	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 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	960	940	704	839	809	776
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	1455	1300	1232	1371	1161	1172
Att/Det Gar Sqft	336	400	308	420	308	440
Prior Land	$11,100					
Prior Total	$96,000					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	11/20/2019
Sale Price		$139,000	$158,000	$142,944	$122,000	$110,060
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$111,900
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$95.48
Total Adj Factors	$68,100	$60,100	$61,100	$65,500	$54,300	$54,900
Adjusted Sale Price		$150,300	$165,500	$150,800	$136,800	$125,100
Comparable Estimate	$145,700 ($100.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-10	102.38-3-22	102.54-3-9	102.46-4-9	102.38-1-16	102.54-3-5
Owner	Jozwiak, Amy M	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Wideman, Sharita L	Donner, Nicholas C
Address	51 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	64 Mcnaughton Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	52 x 107	50 x 107	53 x 107	55 x 103	50 x 107
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1958 / 0	1954 / 0	1954 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	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	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	660	809	704	940	776	690
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	1161	1232	1300	1172	1035
Att/Det Gar Sqft	280	308	308	400	440	280
Prior Land	$11,100					
Prior Total	$75,100					
Comp Land Estimate	$12,700	$12,600	$12,300	$12,700	$12,700	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	11/20/2019	6/27/2019
Sale Price		$122,000	$158,000	$139,000	$110,060	$125,527
Time Adj Sale Price		$123,000	$158,500	$142,300	$111,900	$129,700
TADJSP/SQFT		$105.94	$128.65	$109.46	$95.48	$125.31
Total Adj Factors	$53,000	$54,300	$61,100	$60,100	$54,900	$49,600
Adjusted Sale Price		$121,700	$150,400	$135,200	$110,000	$133,100
Comparable Estimate	$130,100 ($112.64/SFLA)					

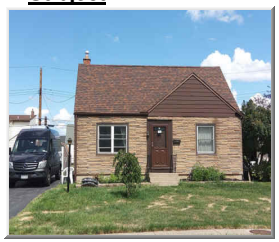
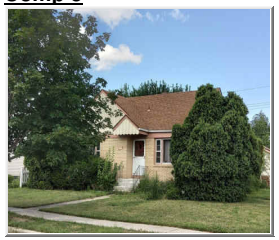
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-23	102.38-3-22	102.54-3-9	102.46-4-9	102.38-1-16	102.38-3-19
Owner	Penksa, Frank R	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Wideman, Sharita L	Giles, James E
Address	50 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	64 Mcnaughton Ave	44 Lyman 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	55 x 103	52 x 107
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1954 / 0	1954 / 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 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	4 Full 0
1st Sty Area	788	809	704	940	776	839
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1182	1161	1232	1300	1172	1371
Att/Det Gar Sqft	440	308	308	400	440	420
Prior Land	$10,900					
Prior Total	$77,000					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,700	$12,600
Sale Date		2/4/2020	5/28/2020	9/9/2019	11/20/2019	5/20/2019
Sale Price		$122,000	$158,000	$139,000	$110,060	$142,944
Time Adj Sale Price		$123,000	$158,500	$142,300	$111,900	$148,200
TADJSP/SQFT		$105.94	$128.65	$109.46	$95.48	$108.10
Total Adj Factors	$56,400	$54,300	$61,100	$60,100	$54,900	$65,500
Adjusted Sale Price		$125,100	$153,800	$138,600	$113,400	$139,100
Comparable Estimate	$134,000 ($113.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-24	102.38-3-22	102.54-3-9	102.46-4-9	102.54-3-5	102.54-3-6
Owner	Andrews, Kyle	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Donner, Nicholas C	Hurtubise, Colleen H
Address	46 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	27 Freda Ave	31 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	50 x 107	50 x 107
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	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	3	2
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	660	809	704	940	690	690
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	1161	1232	1300	1035	690
Att/Det Gar Sqft	240	308	308	400	280	330
Prior Land	$10,900					
Prior Total	$81,000					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,300	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	6/27/2019	8/10/2020
Sale Price		$122,000	$158,000	$139,000	$125,527	$100,000
Time Adj Sale Price		$123,000	$158,500	$142,300	$129,700	$100,000
TADJSP/SQFT		$105.94	$128.65	$109.46	$125.31	$144.93
Total Adj Factors	$43,800	$54,300	$61,100	$60,100	$49,600	$37,800
Adjusted Sale Price		$112,500	$141,200	$126,000	$123,900	$106,000
Comparable Estimate	$121,900 ($123.13/SFLA)					

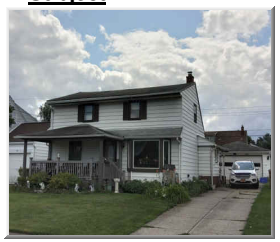
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-9	102.46-4-9	102.54-3-9	102.38-3-22	102.38-3-19	102.38-1-16
Owner	Carroll, Michael D	Carroll, Michael D	Hughes, Chase E	Threat, Gary	Giles, James E	Wideman, Sharita L
Address	47 McParlin Ave	47 McParlin Ave	43 Freda Ave	32 Lyman Ave	44 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1958 / 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 105	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	940	940	704	809	839	776
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	1300	1232	1161	1371	1172
Att/Det Gar Sqft	400	400	308	308	420	440
Prior Land	$11,100					
Prior Total	$80,000					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	2/4/2020	5/20/2019	11/20/2019
Sale Price		$139,000	$158,000	$122,000	$142,944	$110,060
Time Adj Sale Price		$142,300	$158,500	$123,000	$148,200	$111,900
TADJSP/SQFT		$109.46	$128.65	$105.94	$108.10	$95.48
Total Adj Factors	$60,100	$60,100	$61,100	$54,300	$65,500	$54,900
Adjusted Sale Price		$142,300	$157,500	$128,800	$142,800	$117,100
Comparable Estimate	$137,700 ($105.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-8	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.38-1-16
Owner	Kline, Maxim D	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Wideman, Sharita L
Address	43 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1949 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 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 105	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 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	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	800	940	704	839	809	776
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 594	0 0	0 0	0 0	0 0	0 0
SFLA	1400	1300	1232	1371	1161	1172
Att/Det Gar Sqft	300	400	308	420	308	440
Prior Land	$11,100					
Prior Total	$99,700					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	11/20/2019
Sale Price		$139,000	$158,000	$142,944	$122,000	$110,060
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$111,900
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$95.48
Total Adj Factors	$67,000	$60,100	$61,100	$65,500	$54,300	$54,900
Adjusted Sale Price		$149,200	$164,400	$149,700	$135,700	$124,000
Comparable Estimate	$144,600 ($103.29/SFLA)					

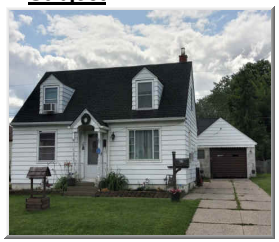
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-25	102.38-3-22	102.54-3-9	102.46-4-9	102.38-1-16	102.54-3-5
Owner	Jasinski Margaret	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Wideman, Sharita L	Donner, Nicholas C
Address	42 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	64 Mcnaughton Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	55 x 103	50 x 107
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1958 / 0	1954 / 0	1954 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	825	809	704	940	776	690
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	1125	1161	1232	1300	1172	1035
Att/Det Gar Sqft	440	308	308	400	440	280
Prior Land	$10,900					
Prior Total	$78,400					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,700	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	11/20/2019	6/27/2019
Sale Price		$122,000	$158,000	$139,000	$110,060	$125,527
Time Adj Sale Price		$123,000	$158,500	$142,300	$111,900	$129,700
TADJSP/SQFT		$105.94	$128.65	$109.46	$95.48	$125.31
Total Adj Factors	$53,400	$54,300	$61,100	$60,100	$54,900	$49,600
Adjusted Sale Price		$122,100	$150,800	$135,600	$110,400	$133,500
Comparable Estimate	$130,500 ($116/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-26	102.38-3-22	102.54-3-9	102.46-4-9	102.54-3-5	102.38-1-16
Owner	Dang, Hai Nguyen-Hoan	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Donner, Nicholas C	Wideman, Sharita L
Address	36 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	27 Freda Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	50 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	795	809	704	940	690	776
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	1095	1161	1232	1300	1035	1172
Att/Det Gar Sqft		308	308	400	280	440
Prior Land	$10,900					
Prior Total	$65,400					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,300	$12,700
Sale Date		2/4/2020	5/28/2020	9/9/2019	6/27/2019	11/20/2019
Sale Price		$122,000	$158,000	$139,000	$125,527	$110,060
Time Adj Sale Price		$123,000	$158,500	$142,300	$129,700	$111,900
TADJSP/SQFT		$105.94	$128.65	$109.46	$125.31	$95.48
Total Adj Factors	$48,900	$54,300	$61,100	$60,100	$49,600	$54,900
Adjusted Sale Price		$117,600	$146,300	$131,100	$129,000	$105,900
Comparable Estimate	$126,000 ($115.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-6	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.10-1-44
Owner	Lis James David	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Mullen, Tiarra
Address	31 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	53 x 107	50 x 107	52 x 107	52 x 107	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	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	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.7
Bedrooms	4	3	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 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	976	940	704	839	809	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 165	0 0	0 0	0 0	0 0	0 432
SFLA	1549	1300	1232	1371	1161	1543
Att/Det Gar Sqft	440	400	308	420	308	418
Prior Land	$10,800					
Prior Total	$101,500					
Comp Land Estimate	$12,300	$12,700	$12,300	$12,600	$12,600	$13,500
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	8/31/2020
Sale Price		$139,000	$158,000	$142,944	$122,000	$167,000
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$167,000
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$108.23
Total Adj Factors	$69,700	$60,100	$61,100	$65,500	$54,300	$75,300
Adjusted Sale Price		$151,900	$167,100	$152,400	$138,400	$161,400
Comparable Estimate	$154,200 ($99.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-7	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.38-1-16
Owner	Lis, Robert M	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Wideman, Sharita L
Address	35 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 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 105	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 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	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 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	960	940	704	839	809	776
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	1455	1300	1232	1371	1161	1172
Att/Det Gar Sqft	440	400	308	420	308	440
Prior Land	$11,100					
Prior Total	$93,300					
Comp Land Estimate	$12,700	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	11/20/2019
Sale Price		$139,000	$158,000	$142,944	$122,000	$110,060
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$111,900
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$95.48
Total Adj Factors	$65,700	$60,100	$61,100	$65,500	$54,300	$54,900
Adjusted Sale Price		$147,900	$163,100	$148,400	$134,400	$122,700
Comparable Estimate	$143,300 ($98.49/SFLA)					

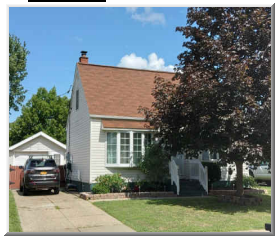
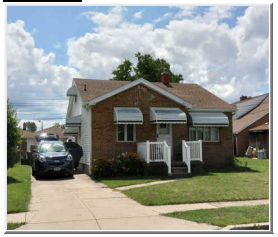
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-27	102.38-3-22	102.54-3-6	102.54-3-9	102.54-3-5	102.46-4-9
Owner	Sliwinski, Dawn M	Threat, Gary	Hurtubise, Colleen H	Hughes, Chase E	Donner, Nicholas C	Carroll, Michael D
Address	30 McParlin Ave	32 Lyman Ave	31 Freda Ave	43 Freda Ave	27 Freda Ave	47 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	50 x 107	50 x 107	53 x 107
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	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	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 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	1.7	1.5	1.5
Bedrooms	3	4	2	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	660	809	690	704	690	940
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	960	1161	690	1232	1035	1300
Att/Det Gar Sqft	308	308	330	308	280	400
Prior Land	$10,900					
Prior Total	$68,700					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,300	$12,300	$12,700
Sale Date		2/4/2020	8/10/2020	5/28/2020	6/27/2019	9/9/2019
Sale Price		$122,000	$100,000	$158,000	$125,527	$139,000
Time Adj Sale Price		$123,000	$100,000	$158,500	$129,700	$142,300
TADJSP/SQFT		$105.94	$144.93	$128.65	$125.31	$109.46
Total Adj Factors	$46,600	$54,300	$37,800	$61,100	$49,600	$60,100
Adjusted Sale Price		$115,300	$108,800	$144,000	$126,700	$128,800
Comparable Estimate	$124,700 ($129.9/SFLA)					

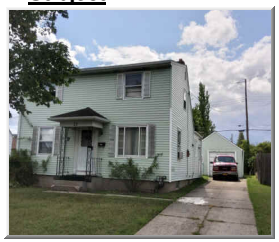
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-5	102.54-3-6	102.38-3-22	102.54-3-9	102.54-3-5	102.46-4-9
Owner	Kistner, Gail	Hurtubise, Colleen H	Threat, Gary	Hughes, Chase E	Donner, Nicholas C	Carroll, Michael D
Address	27 McParlin Ave	31 Freda Ave	32 Lyman Ave	43 Freda Ave	27 Freda Ave	47 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 107	50 x 107	52 x 107	50 x 107	50 x 107	53 x 107
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	1954 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	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	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	2	4	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	660	690	809	704	690	940
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	660	690	1161	1232	1035	1300
Att/Det Gar Sqft	352	330	308	308	280	400
Prior Land	$11,100					
Prior Total	$52,800					
Comp Land Estimate	$12,700	$12,300	$12,600	$12,300	$12,300	$12,700
Sale Date		8/10/2020	2/4/2020	5/28/2020	6/27/2019	9/9/2019
Sale Price		$100,000	$122,000	$158,000	$125,527	$139,000
Time Adj Sale Price		$100,000	$123,000	$158,500	$129,700	$142,300
TADJSP/SQFT		$144.93	$105.94	$128.65	$125.31	$109.46
Total Adj Factors	$37,300	$37,800	$54,300	$61,100	$49,600	$60,100
Adjusted Sale Price		$99,500	$106,000	$134,700	$117,400	$119,500
Comparable Estimate	$115,400 ($174.85/SFLA)					

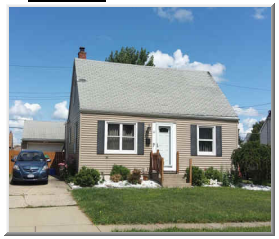
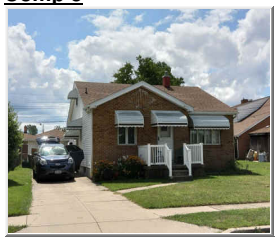
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

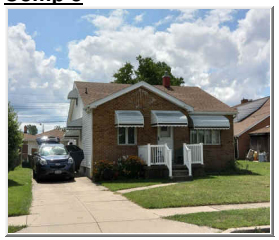
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-28	102.38-3-22	102.54-3-6	102.38-2-2	102.54-3-9	102.54-3-5
Owner	Bair, Kirsten L	Threat, Gary	Hurtubise, Colleen H	Tricoli, Joseph J	Hughes, Chase E	Donner, Nicholas C
Address	26 McParlin Ave	32 Lyman Ave	31 Freda Ave	17 McNaughton Ave	43 Freda Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	50 x 107	50 x 107	50 x 107
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	1947 / 0	1958 / 0	1954 / 0	1949 / 0	1954 / 0	1954 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	2	4	2	2	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	809	690	1032	704	690
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 0	0 0	0 0	0 0	0 0
SFLA	960	1161	690	1032	1232	1035
Att/Det Gar Sqft	280	308	330	352	308	280
Prior Land	$10,900					
Prior Total	$84,100					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,300	$12,300	$12,300
Sale Date		2/4/2020	8/10/2020	5/3/2019	5/28/2020	6/27/2019
Sale Price		$122,000	$100,000	$108,000	$158,000	$125,527
Time Adj Sale Price		$123,000	$100,000	$112,000	$158,500	$129,700
TADJSP/SQFT		$105.94	$144.93	$108.53	$128.65	$125.31
Total Adj Factors	$57,800	$54,300	$37,800	$53,100	$61,100	$49,600
Adjusted Sale Price		$126,500	$120,000	$116,700	$155,200	$137,900
Comparable Estimate	$131,300 ($136.77/SFLA)					

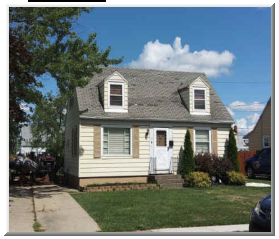
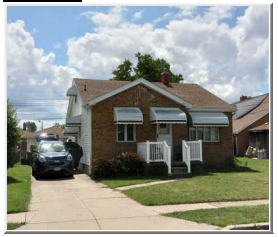
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-4	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.38-1-16
Owner	Golimowski, Corrine S	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Wideman, Sharita L
Address	23 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1953 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 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 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	5	3	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	940	704	839	809	776
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	1785	1300	1232	1371	1161	1172
Att/Det Gar Sqft	352	400	308	420	308	440
Prior Land	$10,800					
Prior Total	$111,100					
Comp Land Estimate	$12,300	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	11/20/2019
Sale Price		$139,000	$158,000	$142,944	$122,000	$110,060
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$111,900
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$95.48
Total Adj Factors	$74,400	$60,100	$61,100	$65,500	$54,300	$54,900
Adjusted Sale Price		$156,600	$171,800	$157,100	$143,100	$131,400
Comparable Estimate	$152,000 ($85.15/SFLA)					

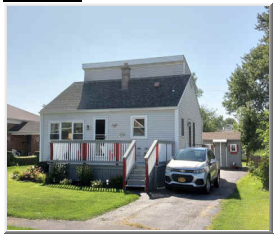
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-29	102.38-3-22	102.54-3-9	102.46-4-9	102.54-3-5	102.38-2-2
Owner	Gibson, Karen	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Donner, Nicholas C	Tricoli, Joseph J
Address	22 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	27 Freda Ave	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	50 x 107	50 x 107
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	1954 / 0	1958 / 0	1954 / 0	1954 / 0	1954 / 0	1949 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	3	2
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	788	809	704	940	690	1032
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 0
SFLA	1088	1161	1232	1300	1035	1032
Att/Det Gar Sqft	352	308	308	400	280	352
Prior Land	$10,900					
Prior Total	$81,100					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,300	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	6/27/2019	5/3/2019
Sale Price		$122,000	$158,000	$139,000	$125,527	$108,000
Time Adj Sale Price		$123,000	$158,500	$142,300	$129,700	$112,000
TADJSP/SQFT		$105.94	$128.65	$109.46	$125.31	$108.53
Total Adj Factors	$56,600	$54,300	$61,100	$60,100	$49,600	$53,100
Adjusted Sale Price		$125,300	$154,000	$138,800	$136,700	$115,500
Comparable Estimate	$134,100 ($123.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-3	102.46-4-9	102.54-3-9	102.38-3-19	102.38-3-22	102.38-1-16
Owner	The Janet Gretch Irrevo	Carroll, Michael D	Hughes, Chase E	Giles, James E	Threat, Gary	Wideman, Sharita L
Address	17 McParlin Ave	47 McParlin Ave	43 Freda Ave	44 Lyman Ave	32 Lyman Ave	64 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	53 x 107	50 x 107	52 x 107	52 x 107	55 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1950 / 0	1954 / 0	1954 / 0	1955 / 0	1958 / 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 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 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	1020	940	704	839	809	776
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	1722	1300	1232	1371	1161	1172
Att/Det Gar Sqft		400	308	420	308	440
Prior Land	$10,800					
Prior Total	$107,000					
Comp Land Estimate	$12,300	$12,700	$12,300	$12,600	$12,600	$12,700
Sale Date		9/9/2019	5/28/2020	5/20/2019	2/4/2020	11/20/2019
Sale Price		$139,000	$158,000	$142,944	$122,000	$110,060
Time Adj Sale Price		$142,300	$158,500	$148,200	$123,000	$111,900
TADJSP/SQFT		$109.46	$128.65	$108.10	$105.94	$95.48
Total Adj Factors	$71,700	$60,100	$61,100	$65,500	$54,300	$54,900
Adjusted Sale Price		$153,900	$169,100	$154,400	$140,400	$128,700
Comparable Estimate	$149,300 ($86.7/SFLA)					

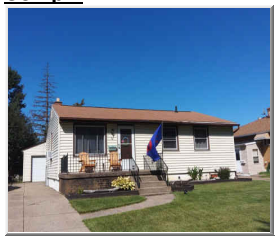
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-30	102.38-3-22	102.54-3-9	102.46-4-9	102.38-2-2	102.54-3-5
Owner	Inglut, Donna E	Threat, Gary	Hughes, Chase E	Carroll, Michael D	Tricoli, Joseph J	Donner, Nicholas C
Address	16 McParlin Ave	32 Lyman Ave	43 Freda Ave	47 McParlin Ave	17 McNaughton Ave	27 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	53 x 107	50 x 107	50 x 107
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	1951 / 0	1958 / 0	1954 / 0	1954 / 0	1949 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	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	1.5	1.5
Bedrooms	4	4	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	740	809	704	940	1032	690
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1100	1161	1232	1300	1032	1035
Att/Det Gar Sqft	352	308	308	400	352	280
Prior Land	$10,900					
Prior Total	$74,300					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,700	$12,300	$12,300
Sale Date		2/4/2020	5/28/2020	9/9/2019	5/3/2019	6/27/2019
Sale Price		$122,000	$158,000	$139,000	$108,000	$125,527
Time Adj Sale Price		$123,000	$158,500	$142,300	$112,000	$129,700
TADJSP/SQFT		$105.94	$128.65	$109.46	$108.53	$125.31
Total Adj Factors	$51,700	$54,300	$61,100	$60,100	$53,100	$49,600
Adjusted Sale Price		$120,400	$149,100	$133,900	$110,600	$131,800
Comparable Estimate	$129,200 ($117.45/SFLA)					

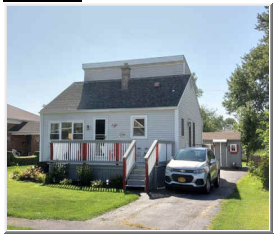
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-4-2	102.38-3-22	102.54-3-5	102.54-3-9	102.54-3-6	102.38-2-2
Owner	Lockwood, Chanthini	Threat, Gary	Donner, Nicholas C	Hughes, Chase E	Hurtubise, Colleen H	Tricoli, Joseph J
Address	13 McParlin Ave	32 Lyman Ave	27 Freda Ave	43 Freda Ave	31 Freda Ave	17 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	52 x 107	50 x 107	50 x 107	50 x 107	50 x 107
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	1958 / 0	1954 / 0	1954 / 0	1954 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	3	4	2	2
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	660	809	690	704	690	1032
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	1161	1035	1232	690	1032
Att/Det Gar Sqft		308	280	308	330	352
Prior Land	$10,800					
Prior Total	$76,200					
Comp Land Estimate	$12,300	$12,600	$12,300	$12,300	$12,300	$12,300
Sale Date		2/4/2020	6/27/2019	5/28/2020	8/10/2020	5/3/2019
Sale Price		$122,000	$125,527	$158,000	$100,000	$108,000
Time Adj Sale Price		$123,000	$129,700	$158,500	$100,000	$112,000
TADJSP/SQFT		$105.94	$125.31	$128.65	$144.93	$108.53
Total Adj Factors	$44,400	$54,300	$49,600	$61,100	$37,800	$53,100
Adjusted Sale Price		$113,100	$124,500	$141,800	$106,600	$103,300
Comparable Estimate	$117,900 ($119.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.46-3-31	102.38-3-22	102.54-3-6	102.38-2-2	102.54-3-5	102.54-3-9
Owner	Sypniewski, Martin	Threat, Gary	Hurtubise, Colleen H	Tricoli, Joseph J	Donner, Nicholas C	Hughes, Chase E
Address	10 McParlin Ave	32 Lyman Ave	31 Freda Ave	17 McNaughton Ave	27 Freda Ave	43 Freda 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 107	52 x 107	50 x 107	50 x 107	50 x 107	50 x 107
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	1951 / 0	1958 / 0	1954 / 0	1949 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	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	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	2	2	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	809	690	1032	690	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1161	690	1032	1035	1232
Att/Det Gar Sqft		308	330	352	280	308
Prior Land	$10,900					
Prior Total	$69,500					
Comp Land Estimate	$12,400	$12,600	$12,300	$12,300	$12,300	$12,300
Sale Date		2/4/2020	8/10/2020	5/3/2019	6/27/2019	5/28/2020
Sale Price		$122,000	$100,000	$108,000	$125,527	$158,000
Time Adj Sale Price		$123,000	$100,000	$112,000	$129,700	$158,500
TADJSP/SQFT		$105.94	$144.93	$108.53	$125.31	$128.65
Total Adj Factors	$40,100	$54,300	$37,800	$53,100	$49,600	$61,100
Adjusted Sale Price		$108,800	$102,300	$99,000	$120,200	$137,500
Comparable Estimate	$113,600 ($118.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-47	102.06-2-44	91.18-13-12	102.06-1-3	102.06-2-21	91.18-8-19
Owner	Morris, Andrew S	Folaron, Jocelyn J	Chappell, Mary J	Marinof, Ann Marie	Hidare, Zachariah	Perez, Eloy Jr
Address	402 McNaughton Ave	390 McNaughton Ave	8 Mildred Dr	26 Lorraine Ln	51 Patton Ln	86 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	45 x 139	60 x 123	57 x 129	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1952 / 0	1952 / 0	1957 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	4
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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	904	740	672	1068	802	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 500	0 240	0 0
SFLA	1300	1180	1176	1212	1187	1020
Att/Det Gar Sqft	322	416	308	308	308	242
Prior Land	$11,400					
Prior Total	$86,700					
Comp Land Estimate	$13,000	$13,000	$12,900	$14,600	$14,500	$14,000
Sale Date		12/20/2019	2/7/2019	8/26/2019	9/14/2018	6/9/2020
Sale Price		$147,000	$125,000	$150,000	$138,000	$97,000
Time Adj Sale Price		$149,000	$130,900	$154,000	$148,300	$97,200
TADJSP/SQFT		$126.27	$111.31	$127.06	$124.94	$95.29
Total Adj Factors	$61,300	$58,100	$54,100	$63,400	$56,100	$50,200
Adjusted Sale Price		$152,200	$138,100	$151,900	$153,500	$108,300
Comparable Estimate	$140,800 ($108.31/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-61	102.06-2-2	91.18-15-7	102.06-2-56	102.06-1-5	91.18-5-38
Owner	Piotrowski, Alice F	Heenan, Mary M	Sajda, Anthony A	Egan, Shawn M	Hiller, Rachel L	Feliciano, Juan
Address	397 McNaughton Ave	15 Crescent Ct	34 Wheaton Dr	34 Patton Ln	18 Lorraine Ln	99 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	50 x 107	75 x 118	50 x 121	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1956 / 0	1957 / 0	1951 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	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	3 Partial 0	4 Full 0
1st Sty Area	952	910	910	989	1054	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 636	0 264	0 0	0 0	0 288	0 0
SFLA	952	910	910	989	1054	832
Att/Det Gar Sqft	336	320	576	660	352	440
Prior Land	$11,500					
Prior Total	$86,700					
Comp Land Estimate	$13,200	$13,700	$12,300	$15,800	$13,100	$12,600
Sale Date		7/31/2020	4/30/2019	8/8/2018	9/29/2020	8/12/2020
Sale Price		$137,000	$120,000	$156,789	$162,000	$116,000
Time Adj Sale Price		$137,000	$124,800	$169,500	$162,000	$116,000
TADJSP/SQFT		$150.55	$137.14	$171.39	$153.70	$139.42
Total Adj Factors	$60,700	$52,800	$53,900	$61,400	$60,800	$50,300
Adjusted Sale Price		$144,900	$131,600	$168,800	$161,900	$126,400
Comparable Estimate	$146,700 ($154.1/SFLA)					

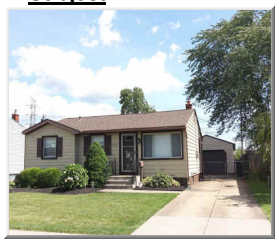
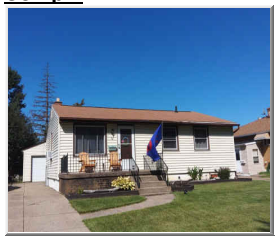
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-44	102.06-2-44	102.06-2-21	91.18-13-12	102.06-1-3	91.18-8-19
Owner	Folaron, Jocelyn J	Folaron, Jocelyn J	Hidare, Zachariah	Chappell, Mary J	Marinof, Ann Marie	Perez, Eloy Jr
Address	390 McNaughton Ave	390 McNaughton Ave	51 Patton Ln	8 Mildred Dr	26 Lorraine Ln	86 Mildred 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	57 x 129	45 x 139	60 x 123	50 x 139
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1952 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
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	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	740	740	802	672	1068	630
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 240	0 240	0 0	0 500	0 0
SFLA	1180	1180	1187	1176	1212	1020
Att/Det Gar Sqft	416	416	308	308	308	242
Prior Land	$11,400					
Prior Total	$81,100					
Comp Land Estimate	$13,000	$13,000	$14,500	$12,900	$14,600	$14,000
Sale Date		12/20/2019	9/14/2018	2/7/2019	8/26/2019	6/9/2020
Sale Price		$147,000	$138,000	$125,000	$150,000	$97,000
Time Adj Sale Price		$149,000	$148,300	$130,900	$154,000	$97,200
TADJSP/SQFT		$126.27	$124.94	$111.31	$127.06	$95.29
Total Adj Factors	$58,100	$58,100	$56,100	$54,100	$63,400	$50,200
Adjusted Sale Price		$149,000	$150,300	$134,900	$148,700	$105,100
Comparable Estimate	$137,600 ($116.61/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-60	102.06-2-2	91.18-13-16	102.06-1-5	102.06-2-56	102.23-8-4
Owner	Davis, Neal R	Heenan, Mary M	Royster, Marjorie A	Hiller, Rachel L	Egan, Shawn M	Scott, Diane Y
Address	393 McNaughton Ave	15 Crescent Ct	430 George Urban Blvd	18 Lorraine Ln	34 Patton Ln	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	80 x 94	50 x 121	75 x 118	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1965 / 0	1951 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1202	910	1248	1054	989	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 264	0 0	0 288	0 0	0 300
SFLA	1202	910	1248	1054	989	1224
Att/Det Gar Sqft	440	320	308	352	660	308
Prior Land	$11,500					
Prior Total	$96,400					
Comp Land Estimate	$13,200	$13,700	$14,500	$13,100	$15,800	$11,000
Sale Date		7/31/2020	1/21/2020	9/29/2020	8/8/2018	9/21/2020
Sale Price		$137,000	$135,000	$162,000	$156,789	$150,000
Time Adj Sale Price		$137,000	$136,400	$162,000	$169,500	$150,000
TADJSP/SQFT		$150.55	$109.29	$153.70	$171.39	$122.55
Total Adj Factors	$70,400	$52,800	$69,400	$60,800	$61,400	$66,700
Adjusted Sale Price		$154,600	$137,400	$171,600	$178,500	$153,700
Comparable Estimate	$159,200 ($132.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-59	102.06-2-2	102.06-2-56	102.06-1-5	91.18-15-7	91.18-5-38
Owner	Torgerson, Kelsi E	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Sajda, Anthony A	Feliciano, Juan
Address	389 McNaughton Ave	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	34 Wheaton Dr	99 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	55 x 120	75 x 118	50 x 121	50 x 107	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1951 / 0	1956 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	992	910	989	1054	910	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 448	0 264	0 0	0 288	0 0	0 0
SFLA	992	910	989	1054	910	832
Att/Det Gar Sqft	336	320	660	352	576	440
Prior Land	$11,500					
Prior Total	$89,700					
Comp Land Estimate	$13,200	$13,700	$15,800	$13,100	$12,300	$12,600
Sale Date		7/31/2020	8/8/2018	9/29/2020	4/30/2019	8/12/2020
Sale Price		$137,000	$156,789	$162,000	$120,000	$116,000
Time Adj Sale Price		$137,000	$169,500	$162,000	$124,800	$116,000
TADJSP/SQFT		$150.55	$171.39	$153.70	$137.14	$139.42
Total Adj Factors	$57,100	$52,800	$61,400	$60,800	$53,900	$50,300
Adjusted Sale Price		$141,300	$165,200	$158,300	$128,000	$122,800
Comparable Estimate	$143,100 ($144.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-42	102.06-2-44	102.06-2-21	102.06-1-3	102.06-3-67	102.10-1-90
Owner	Rollins, Brent J	Folaron, Jocelyn J	Hidare, Zachariah	Marinof, Ann Marie	Stevenson, Christina	Wrona, Trevor J
Address	382 McNaughton Ave	390 McNaughton Ave	51 Patton Ln	26 Lorraine Ln	55 St Boniface Rd	183 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	57 x 129	60 x 123	50 x 157	50 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1952 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	844	740	802	1068	719	909
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 240	0 500	0 0	0 0
SFLA	1388	1180	1187	1212	1247	1363
Att/Det Gar Sqft	400	416	308	308	440	774
Prior Land	$11,400					
Prior Total	$93,000					
Comp Land Estimate	$13,000	$13,000	$14,500	$14,600	$14,700	$12,800
Sale Date		12/20/2019	9/14/2018	8/26/2019	10/24/2019	5/5/2020
Sale Price		$147,000	$138,000	$150,000	$125,000	$162,500
Time Adj Sale Price		$149,000	$148,300	$154,000	$127,500	$163,000
TADJSP/SQFT		$126.27	$124.94	$127.06	$102.25	$119.59
Total Adj Factors	$64,900	$58,100	$56,100	$63,400	$60,300	$77,500
Adjusted Sale Price		$155,800	$157,100	$155,500	$132,100	$150,400
Comparable Estimate	$150,200 ($108.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-57	91.18-13-16	102.06-2-2	102.06-1-5	102.06-2-56	102.23-8-4
Owner	Kinecki, Pauline T	Royster, Marjorie A	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Scott, Diane Y
Address	381 McNaughton Ave	430 George Urban Blvd	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	317 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 118	80 x 94	55 x 120	50 x 121	75 x 118	40 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1965 / 0	1955 / 0	1951 / 0	1957 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm 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	4	3	3	2	3	3
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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1284	1248	910	1054	989	1224
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 288	0 0	0 300
SFLA	1284	1248	910	1054	989	1224
Att/Det Gar Sqft	308	308	320	352	660	308
Prior Land	$14,100					
Prior Total	$99,100					
Comp Land Estimate	$15,800	$14,500	$13,700	$13,100	$15,800	$11,000
Sale Date		1/21/2020	7/31/2020	9/29/2020	8/8/2018	9/21/2020
Sale Price		$135,000	$137,000	$162,000	$156,789	$150,000
Time Adj Sale Price		$136,400	$137,000	$162,000	$169,500	$150,000
TADJSP/SQFT		$109.29	$150.55	$153.70	$171.39	$122.55
Total Adj Factors	$69,900	$69,400	$52,800	$60,800	$61,400	$66,700
Adjusted Sale Price		$136,900	$154,100	$171,100	$178,000	$153,200
Comparable Estimate	$158,700 ($123.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-40	102.06-2-44	102.23-4-5	102.23-4-2	102.06-2-21	102.06-3-67
Owner	Buckley, Timothy D	Folaron, Jocelyn J	Hickey, Catherine L	Sarkar, Muhammad FK	Hidare, Zachariah	Stevenson, Christina
Address	374 McNaughton Ave	390 McNaughton Ave	94 Grand Blvd	106 Grand Blvd	51 Patton Ln	55 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	40 x 120	40 x 120	57 x 129	50 x 157
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1948 / 0	1947 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.7
Bedrooms	5	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1122	740	916	1268	802	719
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 240	0 0	0 0	0 240	0 0
SFLA	1518	1180	1489	1632	1187	1247
Att/Det Gar Sqft	528	416	210	280	308	440
Prior Land	$11,400					
Prior Total	$99,700					
Comp Land Estimate	$13,000	$13,000	$11,000	$11,000	$14,500	$14,700
Sale Date		12/20/2019	11/20/2019	10/16/2020	9/14/2018	10/24/2019
Sale Price		$147,000	$140,000	$150,000	$138,000	$125,000
Time Adj Sale Price		$149,000	$142,300	$150,000	$148,300	$127,500
TADJSP/SQFT		$126.27	$95.57	$91.91	$124.94	$102.25
Total Adj Factors	$68,900	$58,100	$70,000	$70,100	$56,100	$60,300
Adjusted Sale Price		$159,800	$141,200	$148,800	$161,100	$136,100
Comparable Estimate	$149,400 ($98.42/SFLA)					

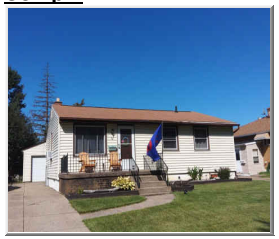
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-39	102.06-2-44	102.23-4-2	102.10-1-6	102.10-1-44	102.23-4-5
Owner	Vosburgh, Hans E	Folaron, Jocelyn J	Sarkar, Muhammad FK	Punch, Denise A	Mullen, Tiarra	Hickey, Catherine L
Address	370 McNaughton Ave	390 McNaughton Ave	106 Grand Blvd	194 McNaughton Ave	102 Cathedral Ln	94 Grand Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	40 x 120	50 x 120	50 x 130	40 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1947 / 0	1957 / 0	1959 / 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 105	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	1 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	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	1180	740	1268	1244	882	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 432	0 0
SFLA	1628	1180	1632	1660	1543	1489
Att/Det Gar Sqft	462	416	280	420	418	210
Prior Land	$11,400					
Prior Total	$105,600					
Comp Land Estimate	$13,000	$13,000	$11,000	$13,000	$13,500	$11,000
Sale Date		12/20/2019	10/16/2020	9/30/2019	8/31/2020	11/20/2019
Sale Price		$147,000	$150,000	$155,000	$167,000	$140,000
Time Adj Sale Price		$149,000	$150,000	$158,600	$167,000	$142,300
TADJSP/SQFT		$126.27	$91.91	$95.54	$108.23	$95.57
Total Adj Factors	$72,000	$58,100	$70,100	$73,300	$75,300	$70,000
Adjusted Sale Price		$162,900	$151,900	$157,300	$163,700	$144,300
Comparable Estimate	$156,000 ($95.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-38	102.10-1-6	102.06-2-44	102.23-4-2	102.10-1-44	102.06-3-67
Owner	Day, Joyce L	Punch, Denise A	Folaron, Jocelyn J	Sarkar, Muhammad FK	Mullen, Tiarra	Stevenson, Christina
Address	362 McNaughton Ave	194 McNaughton Ave	390 McNaughton Ave	106 Grand Blvd	102 Cathedral Ln	55 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 123	50 x 120	50 x 120	40 x 120	50 x 130	50 x 157
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1947 / 0	1959 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1352	1244	740	1268	882	719
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 0	0 240	0 0	0 432	0 0
SFLA	1748	1660	1180	1632	1543	1247
Att/Det Gar Sqft	440	420	416	280	418	440
Prior Land	$12,200					
Prior Total	$114,300					
Comp Land Estimate	$14,000	$13,000	$13,000	$11,000	$13,500	$14,700
Sale Date		9/30/2019	12/20/2019	10/16/2020	8/31/2020	10/24/2019
Sale Price		$155,000	$147,000	$150,000	$167,000	$125,000
Time Adj Sale Price		$158,600	$149,000	$150,000	$167,000	$127,500
TADJSP/SQFT		$95.54	$126.27	$91.91	$108.23	$102.25
Total Adj Factors	$78,100	$73,300	$58,100	$70,100	$75,300	$60,300
Adjusted Sale Price		$163,400	$169,000	$158,000	$169,800	$145,300
Comparable Estimate	$161,100 ($92.16/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

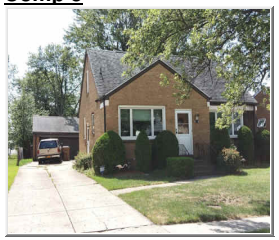
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-26	102.06-2-2	102.06-2-56	102.06-1-5	91.18-15-7	91.18-13-16
Owner	Soldaczewski, Brian E	Heenan, Mary M	Egan, Shawn M	Hiller, Rachel L	Sajda, Anthony A	Royster, Marjorie A
Address	361 McNaughton Ave	15 Crescent Ct	34 Patton Ln	18 Lorraine Ln	34 Wheaton Dr	430 George Urban Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 140	55 x 120	75 x 118	50 x 121	50 x 107	80 x 94
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1957 / 0	1951 / 0	1956 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	925	910	989	1054	910	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 370	0 264	0 0	0 288	0 0	0 0
SFLA	925	910	989	1054	910	1248
Att/Det Gar Sqft	420	320	660	352	576	308
Prior Land	$12,900					
Prior Total	$95,700					
Comp Land Estimate	$14,800	$13,700	$15,800	$13,100	$12,300	$14,500
Sale Date		7/31/2020	8/8/2018	9/29/2020	4/30/2019	1/21/2020
Sale Price		$137,000	$156,789	$162,000	$120,000	$135,000
Time Adj Sale Price		$137,000	$169,500	$162,000	$124,800	$136,400
TADJSP/SQFT		$150.55	$171.39	$153.70	$137.14	$109.29
Total Adj Factors	$56,200	$52,800	$61,400	$60,800	$53,900	$69,400
Adjusted Sale Price		$140,400	$164,300	$157,400	$127,100	$123,200
Comparable Estimate	$142,500 ($154.05/SFLA)					

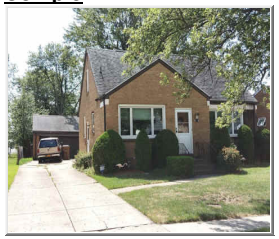
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

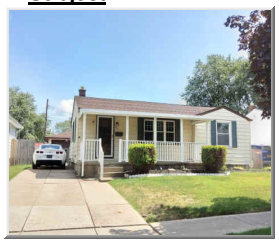
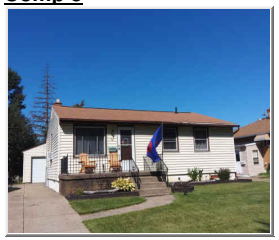
Roll Year: 2021

Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-35	102.06-2-44	102.06-3-67	102.10-1-90	102.06-2-21	102.10-1-87
Owner	McNamara, Sean	Folaron, Jocelyn J	Stevenson, Christina	Wrona, Trevor J	Hidare, Zachariah	Yaeger, Laurie A
Address	350 McNaughton Ave	390 McNaughton Ave	55 St Boniface Rd	183 Mcnaughton Ave	51 Patton Ln	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 138	50 x 120	50 x 157	50 x 117	57 x 129	51 x 161
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1957 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.7
Bedrooms	4	3	4	3	3	4
Full/Half Baths	2 / 0	1 / 1	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	763	740	719	909	802	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 240	0 528
SFLA	1324	1180	1247	1363	1187	1400
Att/Det Gar Sqft	528	416	440	774	308	484
Prior Land	$12,500					
Prior Total	$96,900					
Comp Land Estimate	$14,200	$13,000	$14,700	$12,800	$14,500	$15,000
Sale Date		12/20/2019	10/24/2019	5/5/2020	9/14/2018	2/21/2020
Sale Price		$147,000	$125,000	$162,500	$138,000	$140,000
Time Adj Sale Price		$149,000	$127,500	$163,000	$148,300	$141,200
TADJSP/SQFT		$126.27	$102.25	$119.59	$124.94	$100.86
Total Adj Factors	$65,000	$58,100	$60,300	$77,500	$56,100	$70,500
Adjusted Sale Price		$155,900	$132,200	$150,500	$157,200	$135,700
Comparable Estimate	$146,300 ($110.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-2-36	102.10-1-6	102.06-2-44	102.10-1-44	102.23-4-2	102.06-3-67
Owner	Keshler, Michael S	Punch, Denise A	Folaron, Jocelyn J	Mullen, Tiarra	Sarkar, Muhammad FK	Stevenson, Christina
Address	354 McNaughton Ave	194 McNaughton Ave	390 McNaughton Ave	102 Cathedral Ln	106 Grand Blvd	55 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 133	50 x 120	50 x 120	50 x 130	40 x 120	50 x 157
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1957 / 0	1959 / 0	1947 / 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 105	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.7
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1014	1244	740	882	1268	719
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 240	0 432	0 0	0 0
SFLA	1846	1660	1180	1543	1632	1247
Att/Det Gar Sqft	280	420	416	418	280	440
Prior Land	$12,400					
Prior Total	$113,000					
Comp Land Estimate	$14,100	$13,000	$13,000	$13,500	$11,000	$14,700
Sale Date		9/30/2019	12/20/2019	8/31/2020	10/16/2020	10/24/2019
Sale Price		$155,000	$147,000	$167,000	$150,000	$125,000
Time Adj Sale Price		$158,600	$149,000	$167,000	$150,000	$127,500
TADJSP/SQFT		$95.54	$126.27	$108.23	$91.91	$102.25
Total Adj Factors	$81,000	$73,300	$58,100	$75,300	$70,100	$60,300
Adjusted Sale Price		$166,300	$171,900	$172,700	$160,900	$148,200
Comparable Estimate	$164,000 ($88.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-35	102.06-3-67	102.06-2-44	102.10-1-90	102.06-2-21	102.10-1-87
Owner	Locastro, Thomas J	Stevenson, Christina	Folaron, Jocelyn J	Wrona, Trevor J	Hidare, Zachariah	Yaeger, Laurie A
Address	338 McNaughton Ave	55 St Boniface Rd	390 McNaughton Ave	183 Mcnaughton Ave	51 Patton Ln	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 157	50 x 120	50 x 117	57 x 129	51 x 161
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1957 / 0	1957 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.7
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	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	930	719	740	909	802	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 240	0 528
SFLA	1282	1247	1180	1363	1187	1400
Att/Det Gar Sqft	528	440	416	774	308	484
Prior Land	$12,400					
Prior Total	$91,100					
Comp Land Estimate	$14,200	$14,700	$13,000	$12,800	$14,500	$15,000
Sale Date		10/24/2019	12/20/2019	5/5/2020	9/14/2018	2/21/2020
Sale Price		$125,000	$147,000	$162,500	$138,000	$140,000
Time Adj Sale Price		$127,500	$149,000	$163,000	$148,300	$141,200
TADJSP/SQFT		$102.25	$126.27	$119.59	$124.94	$100.86
Total Adj Factors	$61,800	$60,300	$58,100	$77,500	$56,100	$70,500
Adjusted Sale Price		$129,000	$152,700	$147,300	$154,000	$132,500
Comparable Estimate	$143,100 ($111.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-32	102.06-2-2	102.06-1-5	102.06-2-56	102.06-3-54	91.18-15-7
Owner	Mages, Cheryl A	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Rhoderick, Shawn	Sajda, Anthony A
Address	337 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	275 McNaughton Ave	34 Wheaton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	55 x 120	50 x 121	75 x 118	58 x 190	50 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1951 / 0	1957 / 0	1960 / 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	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	922	910	1054	989	964	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 264	0 288	0 0	0 0	0 0
SFLA	922	910	1054	989	964	910
Att/Det Gar Sqft	308	320	352	660	364	576
Prior Land	$11,400					
Prior Total	$89,200					
Comp Land Estimate	$13,000	$13,700	$13,100	$15,800	$16,900	$12,300
Sale Date		7/31/2020	9/29/2020	8/8/2018	12/17/2018	4/30/2019
Sale Price		$137,000	$162,000	$156,789	$145,000	$120,000
Time Adj Sale Price		$137,000	$162,000	$169,500	$153,200	$124,800
TADJSP/SQFT		$150.55	$153.70	$171.39	$158.92	$137.14
Total Adj Factors	$53,000	$52,800	$60,800	$61,400	$57,200	$53,900
Adjusted Sale Price		$137,200	$154,200	$161,100	$149,000	$123,900
Comparable Estimate	$145,100 ($157.38/SFLA)					

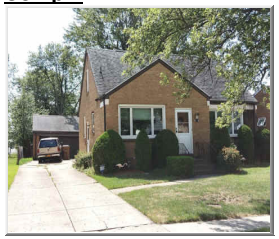
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-36	102.06-2-44	102.06-3-67	102.06-3-66	102.06-2-21	102.06-3-69
Owner	Military Warriors Suppo	Folaron, Jocelyn J	Stevenson, Christina	Cardinal, Courtney	Hidare, Zachariah	Hochadel, Joshua
Address	334 McNaughton Ave	390 McNaughton Ave	55 St Boniface Rd	51 St Boniface Rd	51 Patton Ln	63 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 120	50 x 157	50 x 157	57 x 129	50 x 156
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	1958 / 0	1957 / 0	1955 / 0	1960 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	740	719	763	802	763
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 240	0 374
SFLA	1137	1180	1247	950	1187	1137
Att/Det Gar Sqft	378	416	440	240	308	400
Prior Land	$12,400					
Prior Total	$92,200					
Comp Land Estimate	$14,200	$13,000	$14,700	$14,700	$14,500	$14,700
Sale Date		12/20/2019	10/24/2019	11/4/2019	9/14/2018	3/22/2018
Sale Price		$147,000	$125,000	$125,000	$138,000	$123,500
Time Adj Sale Price		$149,000	$127,500	$127,100	$148,300	$137,300
TADJSP/SQFT		$126.27	$102.25	$133.79	$124.94	$120.76
Total Adj Factors	$62,400	$58,100	$60,300	$47,200	$56,100	$55,700
Adjusted Sale Price		$153,300	$129,600	$142,300	$154,600	$144,000
Comparable Estimate	$144,800 ($127.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-31	102.06-2-2	102.06-1-5	102.06-2-56	102.06-3-54	102.39-3-3
Owner	Canazzi, Joseph A III	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Rhoderick, Shawn	Peoples, Daisy B
Address	333 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	275 McNaughton Ave	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	55 x 120	50 x 121	75 x 118	58 x 190	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1951 / 0	1957 / 0	1960 / 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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	910	1054	989	964	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 264	0 288	0 0	0 0	0 0
SFLA	1024	910	1054	989	964	1128
Att/Det Gar Sqft	352	320	352	660	364	396
Prior Land	$12,500					
Prior Total	$97,700					
Comp Land Estimate	$14,200	$13,700	$13,100	$15,800	$16,900	$12,800
Sale Date		7/31/2020	9/29/2020	8/8/2018	12/17/2018	8/4/2020
Sale Price		$137,000	$162,000	$156,789	$145,000	$155,000
Time Adj Sale Price		$137,000	$162,000	$169,500	$153,200	$155,000
TADJSP/SQFT		$150.55	$153.70	$171.39	$158.92	$137.41
Total Adj Factors	$66,000	$52,800	$60,800	$61,400	$57,200	$65,200
Adjusted Sale Price		$150,200	$167,200	$174,100	$162,000	$155,800
Comparable Estimate	$161,900 ($158.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-30	102.06-2-2	102.06-1-5	102.06-3-54	102.06-2-56	102.39-3-3
Owner	Torgalski, Jeffrey P	Heenan, Mary M	Hiller, Rachel L	Rhoderick, Shawn	Egan, Shawn M	Peoples, Daisy B
Address	329 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln	275 McNaughton Ave	34 Patton Ln	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	55 x 120	50 x 121	58 x 190	75 x 118	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1951 / 0	1960 / 0	1957 / 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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	910	1054	964	989	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 264	0 288	0 0	0 0	0 0
SFLA	1004	910	1054	964	989	1128
Att/Det Gar Sqft	352	320	352	364	660	396
Prior Land	$12,500					
Prior Total	$85,100					
Comp Land Estimate	$14,200	$13,700	$13,100	$16,900	$15,800	$12,800
Sale Date		7/31/2020	9/29/2020	12/17/2018	8/8/2018	8/4/2020
Sale Price		$137,000	$162,000	$145,000	$156,789	$155,000
Time Adj Sale Price		$137,000	$162,000	$153,200	$169,500	$155,000
TADJSP/SQFT		$150.55	$153.70	$158.92	$171.39	$137.41
Total Adj Factors	$58,100	$52,800	$60,800	$57,200	$61,400	$65,200
Adjusted Sale Price		$142,300	$159,300	$154,100	$166,200	$147,900
Comparable Estimate	$154,000 ($153.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-29	102.06-2-2	102.06-3-54	102.06-1-5	102.06-2-56	102.39-3-3
Owner	Wozniak, Joseph R	Heenan, Mary M	Rhoderick, Shawn	Hiller, Rachel L	Egan, Shawn M	Peoples, Daisy B
Address	325 McNaughton Ave	15 Crescent Ct	275 McNaughton Ave	18 Lorraine Ln	34 Patton Ln	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	55 x 120	58 x 190	50 x 121	75 x 118	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1960 / 0	1951 / 0	1957 / 0	1955 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	3 Hot wtr/stm 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	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1004	910	964	1054	989	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 264	0 0	0 288	0 0	0 0
SFLA	1004	910	964	1054	989	1128
Att/Det Gar Sqft	624	320	364	352	660	396
Prior Land	$12,500					
Prior Total	$90,000					
Comp Land Estimate	$14,200	$13,700	$16,900	$13,100	$15,800	$12,800
Sale Date		7/31/2020	12/17/2018	9/29/2020	8/8/2018	8/4/2020
Sale Price		$137,000	$145,000	$162,000	$156,789	$155,000
Time Adj Sale Price		$137,000	$153,200	$162,000	$169,500	$155,000
TADJSP/SQFT		$150.55	$158.92	$153.70	$171.39	$137.41
Total Adj Factors	$66,500	$52,800	$57,200	$60,800	$61,400	$65,200
Adjusted Sale Price		$150,700	$162,500	$167,700	$174,600	$156,300
Comparable Estimate	$162,400 ($161.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-28	102.06-3-54	102.06-2-2	102.06-1-5	102.06-2-56	102.39-3-3
Owner	Cinotti, Richard A	Rhoderick, Shawn	Heenan, Mary M	Hiller, Rachel L	Egan, Shawn M	Peoples, Daisy B
Address	321 McNaughton Ave	275 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln	34 Patton Ln	163 Mcnaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	55 x 120	50 x 121	75 x 118	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1955 / 0	1951 / 0	1957 / 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 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	3 Hot wtr/stm 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	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1004	964	910	1054	989	1128
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 264	0 288	0 0	0 0
SFLA	1004	964	910	1054	989	1128
Att/Det Gar Sqft	308	364	320	352	660	396
Prior Land	$12,500					
Prior Total	$87,600					
Comp Land Estimate	$14,200	$16,900	$13,700	$13,100	$15,800	$12,800
Sale Date		12/17/2018	7/31/2020	9/29/2020	8/8/2018	8/4/2020
Sale Price		$145,000	$137,000	$162,000	$156,789	$155,000
Time Adj Sale Price		$153,200	$137,000	$162,000	$169,500	$155,000
TADJSP/SQFT		$158.92	$150.55	$153.70	$171.39	$137.41
Total Adj Factors	$56,300	$57,200	$52,800	$60,800	$61,400	$65,200
Adjusted Sale Price		$152,300	$140,500	$157,500	$164,400	$146,100
Comparable Estimate	$152,200 ($151.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-40	102.10-1-44	102.10-1-87	102.10-1-90	102.06-3-67	102.10-1-6
Owner	Janak, Arthur J Jr	Mullen, Tiarra	Yaeger, Laurie A	Wrona, Trevor J	Stevenson, Christina	Punch, Denise A
Address	318 McNaughton Ave	102 Cathedral Ln	195 McNaughton Ave	183 Mcnaughton Ave	55 St Boniface Rd	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 130	51 x 161	50 x 117	50 x 157	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1959 / 0	1957 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air 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	1.7	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 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	1114	882	800	909	719	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 432	0 528	0 0	0 0	0 0
SFLA	1514	1543	1400	1363	1247	1660
Att/Det Gar Sqft	480	418	484	774	440	420
Prior Land	$12,400					
Prior Total	$106,300					
Comp Land Estimate	$14,200	$13,500	$15,000	$12,800	$14,700	$13,000
Sale Date		8/31/2020	2/21/2020	5/5/2020	10/24/2019	9/30/2019
Sale Price		$167,000	$140,000	$162,500	$125,000	$155,000
Time Adj Sale Price		$167,000	$141,200	$163,000	$127,500	$158,600
TADJSP/SQFT		$108.23	$100.86	$119.59	$102.25	$95.54
Total Adj Factors	$71,200	$75,300	$70,500	$77,500	$60,300	$73,300
Adjusted Sale Price		$162,900	$141,900	$156,700	$138,400	$156,500
Comparable Estimate	$151,300 ($99.93/SFLA)					

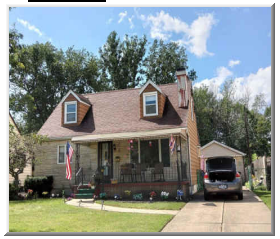
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-26	102.06-3-54	102.06-1-5	102.39-3-3	102.06-2-2	102.06-3-71
Owner	E&R Horizons LLC	Rhoderick, Shawn	Hiller, Rachel L	Peoples, Daisy B	Heenan, Mary M	Dominique, Joseph Elli
Address	313 McNaughton Ave	275 McNaughton Ave	18 Lorraine Ln	163 Mcnaughton Ave	15 Crescent Ct	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	50 x 121	50 x 117	55 x 120	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1951 / 0	1955 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	964	1054	1128	910	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 288	0 0	0 264	0 575
SFLA	1036	964	1054	1128	910	1073
Att/Det Gar Sqft	308	364	352	396	320	440
Prior Land	$12,500					
Prior Total	$85,600					
Comp Land Estimate	$14,200	$16,900	$13,100	$12,800	$13,700	$14,600
Sale Date		12/17/2018	9/29/2020	8/4/2020	7/31/2020	1/22/2018
Sale Price		$145,000	$162,000	$155,000	$137,000	$118,500
Time Adj Sale Price		$153,200	$162,000	$155,000	$137,000	$133,200
TADJSP/SQFT		$158.92	$153.70	$137.41	$150.55	$124.14
Total Adj Factors	$59,400	$57,200	$60,800	$65,200	$52,800	$61,900
Adjusted Sale Price		$155,400	$160,600	$149,200	$143,600	$130,700
Comparable Estimate	$147,900 ($142.76/SFLA)					

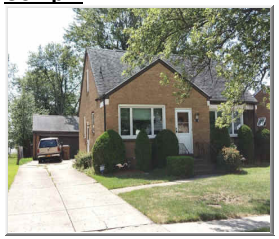
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-25	102.06-3-54	102.06-2-2	102.06-1-5	102.39-3-3	102.06-3-71
Owner	Sullivan Heather	Rhoderick, Shawn	Heenan, Mary M	Hiller, Rachel L	Peoples, Daisy B	Dominique, Joseph Elli
Address	309 McNaughton Ave	275 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln	163 Mcnaughton Ave	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	55 x 120	50 x 121	50 x 117	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1955 / 0	1951 / 0	1955 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	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	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	992	964	910	1054	1128	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 980	0 0	0 264	0 288	0 0	0 575
SFLA	992	964	910	1054	1128	1073
Att/Det Gar Sqft		364	320	352	396	440
Prior Land	$12,500					
Prior Total	$98,700					
Comp Land Estimate	$14,200	$16,900	$13,700	$13,100	$12,800	$14,600
Sale Date		12/17/2018	7/31/2020	9/29/2020	8/4/2020	1/22/2018
Sale Price		$145,000	$137,000	$162,000	$155,000	$118,500
Time Adj Sale Price		$153,200	$137,000	$162,000	$155,000	$133,200
TADJSP/SQFT		$158.92	$150.55	$153.70	$137.41	$124.14
Total Adj Factors	$54,700	$57,200	$52,800	$60,800	$65,200	$61,900
Adjusted Sale Price		$150,700	$138,900	$155,900	$144,500	$126,000
Comparable Estimate	$143,200 ($144.35/SFLA)					

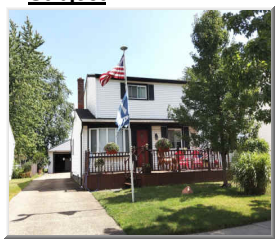
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

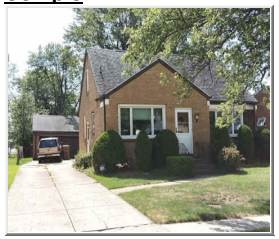
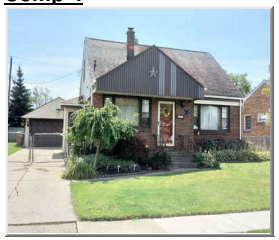
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-42	102.06-3-67	102.06-3-66	102.06-2-44	102.10-1-90	102.06-3-69
Owner	Denk, Margaret	Stevenson, Christina	Cardinal, Courtney	Folaron, Jocelyn J	Wrona, Trevor J	Hochadel, Joshua
Address	310 McNaughton Ave	55 St Boniface Rd	51 St Boniface Rd	390 McNaughton Ave	183 Mcnaughton Ave	63 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 157	50 x 157	50 x 120	50 x 117	50 x 156
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1960 / 0	1957 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	732	719	763	740	909	763
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 240	0 0	0 374
SFLA	1132	1247	950	1180	1363	1137
Att/Det Gar Sqft	352	440	240	416	774	400
Prior Land	$12,400					
Prior Total	$84,000					
Comp Land Estimate	$14,200	$14,700	$14,700	$13,000	$12,800	$14,700
Sale Date		10/24/2019	11/4/2019	12/20/2019	5/5/2020	3/22/2018
Sale Price		$125,000	$125,000	$147,000	$162,500	$123,500
Time Adj Sale Price		$127,500	$127,100	$149,000	$163,000	$137,300
TADJSP/SQFT		$102.25	$133.79	$126.27	$119.59	$120.76
Total Adj Factors	$56,400	$60,300	$47,200	$58,100	$77,500	$55,700
Adjusted Sale Price		$123,600	$136,300	$147,300	$141,900	$138,000
Comparable Estimate	$137,400 ($121.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-43	102.10-1-90	102.10-1-87	102.06-3-67	102.10-1-46	102.10-1-44
Owner	Mook, Jessica S	Wrona, Trevor J	Yaeger, Laurie A	Stevenson, Christina	Stevenson, Brian D	Mullen, Tiarra
Address	306 McNaughton Ave	183 Mcnaughton Ave	195 McNaughton Ave	55 St Boniface Rd	94 Cathedral Ln	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 117	51 x 161	50 x 157	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1959 / 0	1955 / 0	1958 / 0	1959 / 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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	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	980	909	800	719	940	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 528	0 0	0 0	0 432
SFLA	1380	1363	1400	1247	1410	1543
Att/Det Gar Sqft	352	774	484	440	440	418
Prior Land	$12,400					
Prior Total	$96,534					
Comp Land Estimate	$14,200	$12,800	$15,000	$14,700	$13,500	$13,500
Sale Date		5/5/2020	2/21/2020	10/24/2019	9/28/2020	8/31/2020
Sale Price		$162,500	$140,000	$125,000	$168,000	$167,000
Time Adj Sale Price		$163,000	$141,200	$127,500	$168,000	$167,000
TADJSP/SQFT		$119.59	$100.86	$102.25	$119.15	$108.23
Total Adj Factors	$69,000	$77,500	$70,500	$60,300	$64,800	$75,300
Adjusted Sale Price		$154,500	$139,700	$136,200	$172,200	$160,700
Comparable Estimate	$152,700 ($110.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-24	91.79-3-16	102.06-3-18	102.10-1-6	102.06-3-67	102.10-1-44
Owner	Meyers, Joan C	Aja, Nicholas M	Koteras, Robert E	Punch, Denise A	Stevenson, Christina	Mullen, Tiarra
Address	305 McNaughton Ave	123 Kilbourne Rd	16 St Boniface Rd	194 McNaughton Ave	55 St Boniface Rd	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	40 x 120	56 x 125	50 x 120	50 x 157	50 x 130
Building Style	05 Colonial	05 Colonial	02 Raised ranch	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	1957 / 0	1952 / 0	1962 / 0	1957 / 0	1955 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.5	1.7	1.7
Bedrooms	5	5	4	3	4	4
Full/Half Baths	2 / 1	2 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1027	624	925	1244	719	882
2nd Sty Area	1015	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	851 0	0 0	0 0	0 432
SFLA	2042	1248	1776	1660	1247	1543
Att/Det Gar Sqft	440	308	400	420	440	418
Prior Land	$12,500					
Prior Total	$136,300					
Comp Land Estimate	$14,200	$11,000	$14,100	$13,000	$14,700	$13,500
Sale Date		9/10/2020	2/4/2019	9/30/2019	10/24/2019	8/31/2020
Sale Price		$160,330	$144,000	$155,000	$125,000	$167,000
Time Adj Sale Price		$160,300	$150,800	$158,600	$127,500	$167,000
TADJSP/SQFT		$128.45	$84.91	$95.54	$102.25	$108.23
Total Adj Factors	$84,900	$60,300	$74,900	$73,300	$60,300	$75,300
Adjusted Sale Price		$184,900	$160,800	$170,200	$152,100	$176,600
Comparable Estimate	$168,900 ($82.71/SFLA)					

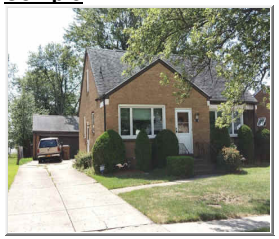
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-22	102.06-3-54	102.39-3-3	102.06-1-5	102.06-3-71	102.06-2-2
Owner	Sutter, Jaime L	Rhoderick, Shawn	Peoples, Daisy B	Hiller, Rachel L	Dominique, Joseph Elli	Heenan, Mary M
Address	297 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	18 Lorraine Ln	71 St Boniface Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	50 x 117	50 x 121	50 x 155	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1955 / 0	1951 / 0	1962 / 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 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1027	964	1128	1054	1073	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 288	0 575	0 264
SFLA	1027	964	1128	1054	1073	910
Att/Det Gar Sqft	462	364	396	352	440	320
Prior Land	$12,500					
Prior Total	$105,700					
Comp Land Estimate	$14,200	$16,900	$12,800	$13,100	$14,600	$13,700
Sale Date		12/17/2018	8/4/2020	9/29/2020	1/22/2018	7/31/2020
Sale Price		$145,000	$155,000	$162,000	$118,500	$137,000
Time Adj Sale Price		$153,200	$155,000	$162,000	$133,200	$137,000
TADJSP/SQFT		$158.92	$137.41	$153.70	$124.14	$150.55
Total Adj Factors	$62,400	$57,200	$65,200	$60,800	$61,900	$52,800
Adjusted Sale Price		$158,400	$152,200	$163,600	$133,700	$146,600
Comparable Estimate	$150,900 ($146.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-23	91.79-3-16	102.06-3-67	102.10-1-87	102.10-1-90	102.10-1-46
Owner	Lee, Justin M	Aja, Nicholas M	Stevenson, Christina	Yaeger, Laurie A	Wrona, Trevor J	Stevenson, Brian D
Address	301 McNaughton Ave	123 Kilbourne Rd	55 St Boniface Rd	195 McNaughton Ave	183 Mcnaughton Ave	94 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	40 x 120	50 x 157	51 x 161	50 x 117	50 x 130
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	2006 / 0	1952 / 0	1955 / 0	1959 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.7	1.5	1.5
Bedrooms	3	5	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	624	719	800	909	940
2nd Sty Area	720	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 528	0 0	0 0
SFLA	1392	1248	1247	1400	1363	1410
Att/Det Gar Sqft	483	308	440	484	774	440
Prior Land	$12,500					
Prior Total	$116,200					
Comp Land Estimate	$14,200	$11,000	$14,700	$15,000	$12,800	$13,500
Sale Date		9/10/2020	10/24/2019	2/21/2020	5/5/2020	9/28/2020
Sale Price		$160,330	$125,000	$140,000	$162,500	$168,000
Time Adj Sale Price		$160,300	$127,500	$141,200	$163,000	$168,000
TADJSP/SQFT		$128.45	$102.25	$100.86	$119.59	$119.15
Total Adj Factors	$67,700	$60,300	$60,300	$70,500	$77,500	$64,800
Adjusted Sale Price		$167,700	$134,900	$138,400	$153,200	$170,900
Comparable Estimate	$153,000 ($109.91/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

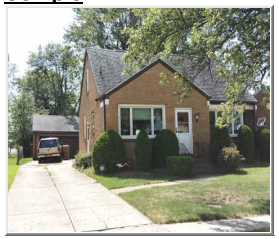
Roll Year: 2021

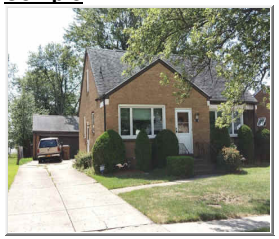
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-46	102.06-3-67	102.06-3-66	102.10-1-90	102.06-2-44	102.10-1-87
Owner	Strohmeyer, Kathleen	Stevenson, Christina	Cardinal, Courtney	Wrona, Trevor J	Folaron, Jocelyn J	Yaeger, Laurie A
Address	294 McNaughton Ave	55 St Boniface Rd	51 St Boniface Rd	183 Mcnaughton Ave	390 McNaughton Ave	195 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 157	50 x 157	50 x 117	50 x 120	51 x 161
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1960 / 0	1957 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	719	763	909	740	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 240	0 528
SFLA	1192	1247	950	1363	1180	1400
Att/Det Gar Sqft	440	440	240	774	416	484
Prior Land	$12,400					
Prior Total	$87,700					
Comp Land Estimate	$14,200	$14,700	$14,700	$12,800	$13,000	$15,000
Sale Date		10/24/2019	11/4/2019	5/5/2020	12/20/2019	2/21/2020
Sale Price		$125,000	$125,000	$162,500	$147,000	$140,000
Time Adj Sale Price		$127,500	$127,100	$163,000	$149,000	$141,200
TADJSP/SQFT		$102.25	$133.79	$119.59	$126.27	$100.86
Total Adj Factors	$58,900	$60,300	$47,200	$77,500	$58,100	$70,500
Adjusted Sale Price		$126,100	$138,800	$144,400	$149,800	$129,600
Comparable Estimate	$137,700 ($115.52/SFLA)					

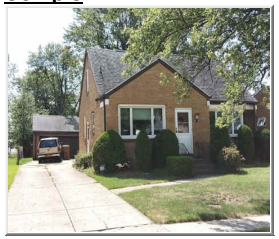
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-21	102.06-3-54	102.39-3-3	102.06-1-5	102.06-3-71	102.06-2-2
Owner	Kimmer, Donald R	Rhoderick, Shawn	Peoples, Daisy B	Hiller, Rachel L	Dominique, Joseph Elli	Heenan, Mary M
Address	293 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	18 Lorraine Ln	71 St Boniface Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	58 x 190	50 x 117	50 x 121	50 x 155	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1955 / 0	1951 / 0	1962 / 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 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1036	964	1128	1054	1073	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 288	0 575	0 264
SFLA	1036	964	1128	1054	1073	910
Att/Det Gar Sqft	440	364	396	352	440	320
Prior Land	$12,500					
Prior Total	$90,500					
Comp Land Estimate	$14,200	$16,900	$12,800	$13,100	$14,600	$13,700
Sale Date		12/17/2018	8/4/2020	9/29/2020	1/22/2018	7/31/2020
Sale Price		$145,000	$155,000	$162,000	$118,500	$137,000
Time Adj Sale Price		$153,200	$155,000	$162,000	$133,200	$137,000
TADJSP/SQFT		$158.92	$137.41	$153.70	$124.14	$150.55
Total Adj Factors	$55,300	$57,200	$65,200	$60,800	$61,900	$52,800
Adjusted Sale Price		$151,300	$145,100	$156,500	$126,600	$139,500
Comparable Estimate	$143,800 ($138.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-20	102.06-3-54	102.39-3-3	102.06-1-5	102.06-3-71	102.06-2-2
Owner	The Dellow Family Trust	Rhoderick, Shawn	Peoples, Daisy B	Hiller, Rachel L	Dominique, Joseph Elli	Heenan, Mary M
Address	289 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	18 Lorraine Ln	71 St Boniface Rd	15 Crescent Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	58 x 190	50 x 117	50 x 121	50 x 155	55 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1955 / 0	1951 / 0	1962 / 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 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1037	964	1128	1054	1073	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 288	0 575	0 264
SFLA	1037	964	1128	1054	1073	910
Att/Det Gar Sqft	352	364	396	352	440	320
Prior Land	$11,400					
Prior Total	$91,700					
Comp Land Estimate	$13,000	$16,900	$12,800	$13,100	$14,600	$13,700
Sale Date		12/17/2018	8/4/2020	9/29/2020	1/22/2018	7/31/2020
Sale Price		$145,000	$155,000	$162,000	$118,500	$137,000
Time Adj Sale Price		$153,200	$155,000	$162,000	$133,200	$137,000
TADJSP/SQFT		$158.92	$137.41	$153.70	$124.14	$150.55
Total Adj Factors	$57,300	$57,200	$65,200	$60,800	$61,900	$52,800
Adjusted Sale Price		$153,300	$147,100	$158,500	$128,600	$141,500
Comparable Estimate	$145,800 ($140.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-50	102.06-3-67	102.10-1-90	102.10-1-87	102.10-1-46	102.10-1-44
Owner	Fassel, Barbara L	Stevenson, Christina	Wrona, Trevor J	Yaeger, Laurie A	Stevenson, Brian D	Mullen, Tiarra
Address	278 McNaughton Ave	55 St Boniface Rd	183 Mcnaughton Ave	195 McNaughton Ave	94 Cathedral Ln	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 157	50 x 117	51 x 161	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1959 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	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	1.7	1.7	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	808	719	909	800	940	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 528	0 0	0 432
SFLA	1304	1247	1363	1400	1410	1543
Att/Det Gar Sqft	628	440	774	484	440	418
Prior Land	$12,400					
Prior Total	$97,700					
Comp Land Estimate	$14,200	$14,700	$12,800	$15,000	$13,500	$13,500
Sale Date		10/24/2019	5/5/2020	2/21/2020	9/28/2020	8/31/2020
Sale Price		$125,000	$162,500	$140,000	$168,000	$167,000
Time Adj Sale Price		$127,500	$163,000	$141,200	$168,000	$167,000
TADJSP/SQFT		$102.25	$119.59	$100.86	$119.15	$108.23
Total Adj Factors	$66,400	$60,300	$77,500	$70,500	$64,800	$75,300
Adjusted Sale Price		$133,600	$151,900	$137,100	$169,600	$158,100
Comparable Estimate	$150,100 ($115.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-49	102.10-1-90	102.06-3-67	102.10-1-87	102.10-1-46	102.10-1-44
Owner	Murphy, William B	Wrona, Trevor J	Stevenson, Christina	Yaeger, Laurie A	Stevenson, Brian D	Mullen, Tiarra
Address	282 McNaughton Ave	183 Mcnaughton Ave	55 St Boniface Rd	195 McNaughton Ave	94 Cathedral Ln	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 117	50 x 157	51 x 161	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1955 / 0	1959 / 0	1958 / 0	1959 / 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 105
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	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.7
Bedrooms	5	3	4	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	916	909	719	800	940	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 196	0 0	0 0	0 528	0 0	0 432
SFLA	1316	1363	1247	1400	1410	1543
Att/Det Gar Sqft	360	774	440	484	440	418
Prior Land	$12,400					
Prior Total	$92,100					
Comp Land Estimate	$14,200	$12,800	$14,700	$15,000	$13,500	$13,500
Sale Date		5/5/2020	10/24/2019	2/21/2020	9/28/2020	8/31/2020
Sale Price		$162,500	$125,000	$140,000	$168,000	$167,000
Time Adj Sale Price		$163,000	$127,500	$141,200	$168,000	$167,000
TADJSP/SQFT		$119.59	$102.25	$100.86	$119.15	$108.23
Total Adj Factors	$60,600	$77,500	$60,300	$70,500	$64,800	$75,300
Adjusted Sale Price		$146,100	$127,800	$131,300	$163,800	$152,300
Comparable Estimate	$144,300 ($109.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-54	102.06-3-54	102.39-3-3	102.06-2-2	102.06-3-71	102.39-2-10
Owner	Rhoderick, Shawn	Rhoderick, Shawn	Peoples, Daisy B	Heenan, Mary M	Dominique, Joseph Elli	Will, Michael J
Address	275 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	15 Crescent Ct	71 St Boniface Rd	166 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 190	58 x 190	50 x 117	55 x 120	50 x 155	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1955 / 0	1955 / 0	1962 / 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 105	C Average 100	C Average 100	C Average 110
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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	964	964	1128	910	1073	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 264	0 575	0 500
SFLA	964	964	1128	910	1073	1116
Att/Det Gar Sqft	364	364	396	320	440	440
Prior Land	$14,800					
Prior Total	$99,300					
Comp Land Estimate	$16,900	$16,900	$12,800	$13,700	$14,600	$13,000
Sale Date		12/17/2018	8/4/2020	7/31/2020	1/22/2018	5/31/2019
Sale Price		$145,000	$155,000	$137,000	$118,500	$133,000
Time Adj Sale Price		$153,200	$155,000	$137,000	$133,200	$137,900
TADJSP/SQFT		$158.92	$137.41	$150.55	$124.14	$123.57
Total Adj Factors	$57,200	$57,200	$65,200	$52,800	$61,900	$75,500
Adjusted Sale Price		$153,200	$147,000	$141,400	$128,500	$119,600
Comparable Estimate	$137,900 ($143.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.06-3-51	102.06-3-67	102.10-1-90	102.10-1-87	102.10-1-46	102.10-1-44
Owner	Maracle, Jacqueline A	Stevenson, Christina	Wrona, Trevor J	Yaeger, Laurie A	Stevenson, Brian D	Mullen, Tiarra
Address	274 McNaughton Ave	55 St Boniface Rd	183 Mcnaughton Ave	195 McNaughton Ave	94 Cathedral Ln	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 157	50 x 117	51 x 161	50 x 130	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1957 / 0	1959 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 105
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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	775	719	909	800	940	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 528	0 0	0 432
SFLA	1303	1247	1363	1400	1410	1543
Att/Det Gar Sqft	324	440	774	484	440	418
Prior Land	$12,400					
Prior Total	$95,000					
Comp Land Estimate	$14,200	$14,700	$12,800	$15,000	$13,500	$13,500
Sale Date		10/24/2019	5/5/2020	2/21/2020	9/28/2020	8/31/2020
Sale Price		$125,000	$162,500	$140,000	$168,000	$167,000
Time Adj Sale Price		$127,500	$163,000	$141,200	$168,000	$167,000
TADJSP/SQFT		$102.25	$119.59	$100.86	$119.15	$108.23
Total Adj Factors	$64,400	$60,300	$77,500	$70,500	$64,800	$75,300
Adjusted Sale Price		$131,600	$149,900	$135,100	$167,600	$156,100
Comparable Estimate	$148,100 ($113.66/SFLA)					

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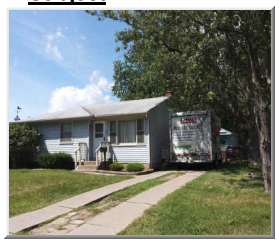
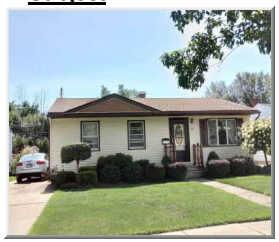
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-23	102.06-3-54	102.39-3-3	102.06-2-2	102.39-2-10	102.06-1-5
Owner	O'Neill, Christopher D	Rhoderick, Shawn	Peoples, Daisy B	Heenan, Mary M	Will, Michael J	Hiller, Rachel L
Address	263 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	15 Crescent Ct	166 McNaughton Ave	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 110	58 x 190	50 x 117	55 x 120	50 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1955 / 0	1955 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	900	964	1128	910	1116	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 264	0 500	0 288
SFLA	900	964	1128	910	1116	1054
Att/Det Gar Sqft	308	364	396	320	440	352
Prior Land	$11,600					
Prior Total	$90,700					
Comp Land Estimate	$13,300	$16,900	$12,800	$13,700	$13,000	$13,100
Sale Date		12/17/2018	8/4/2020	7/31/2020	5/31/2019	9/29/2020
Sale Price		$145,000	$155,000	$137,000	$133,000	$162,000
Time Adj Sale Price		$153,200	$155,000	$137,000	$137,900	$162,000
TADJSP/SQFT		$158.92	$137.41	$150.55	$123.57	$153.70
Total Adj Factors	$51,500	$57,200	$65,200	$52,800	$75,500	$60,800
Adjusted Sale Price		$147,500	$141,300	$135,700	$113,900	$152,700
Comparable Estimate	$138,200 ($153.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-20	102.39-3-3	102.06-3-54	102.39-2-10	91.18-13-16	102.06-1-5
Owner	Hanne, Jack W	Peoples, Daisy B	Rhoderick, Shawn	Will, Michael J	Royster, Marjorie A	Hiller, Rachel L
Address	254 McNaughton Ave	163 Mcnaughton Ave	275 McNaughton Ave	166 McNaughton Ave	430 George Urban Blvd	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 117	50 x 117	58 x 190	50 x 120	80 x 94	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1960 / 0	1955 / 0	1965 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1272	1128	964	1116	1248	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 288
SFLA	1272	1128	964	1116	1248	1054
Att/Det Gar Sqft	440	396	364	440	308	352
Prior Land	$14,600					
Prior Total	$108,600					
Comp Land Estimate	$16,200	$12,800	$16,900	$13,000	$14,500	$13,100
Sale Date		8/4/2020	12/17/2018	5/31/2019	1/21/2020	9/29/2020
Sale Price		$155,000	$145,000	$133,000	$135,000	$162,000
Time Adj Sale Price		$155,000	$153,200	$137,900	$136,400	$162,000
TADJSP/SQFT		$137.41	$158.92	$123.57	$109.29	$153.70
Total Adj Factors	$70,500	$65,200	$57,200	$75,500	$69,400	$60,800
Adjusted Sale Price		$160,300	$166,500	$132,900	$137,500	$171,700
Comparable Estimate	$153,800 ($120.91/SFLA)					

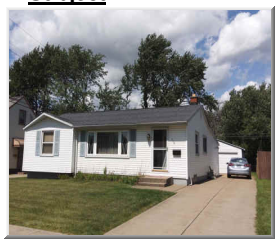
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-21	102.06-3-54	102.39-3-3	102.39-2-10	102.06-1-5	102.06-3-71
Owner	Schenk, Carl D	Rhoderick, Shawn	Peoples, Daisy B	Will, Michael J	Hiller, Rachel L	Dominique, Joseph Elli
Address	262 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	166 McNaughton Ave	18 Lorraine Ln	71 St Boniface 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 124	58 x 190	50 x 117	50 x 120	50 x 121	50 x 155
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1955 / 0	1955 / 0	1951 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1037	964	1128	1116	1054	1073
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 288	0 575
SFLA	1037	964	1128	1116	1054	1073
Att/Det Gar Sqft	330	364	396	440	352	440
Prior Land	$14,500					
Prior Total	$92,200					
Comp Land Estimate	$16,200	$16,900	$12,800	$13,000	$13,100	$14,600
Sale Date		12/17/2018	8/4/2020	5/31/2019	9/29/2020	1/22/2018
Sale Price		$145,000	$155,000	$133,000	$162,000	$118,500
Time Adj Sale Price		$153,200	$155,000	$137,900	$162,000	$133,200
TADJSP/SQFT		$158.92	$137.41	$123.57	$153.70	$124.14
Total Adj Factors	$59,300	$57,200	$65,200	$75,500	$60,800	$61,900
Adjusted Sale Price		$155,300	$149,100	$121,700	$160,500	$130,600
Comparable Estimate	$143,400 ($138.28/SFLA)					

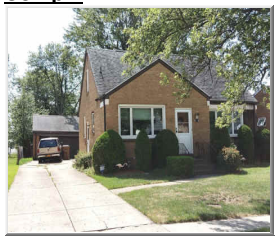
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

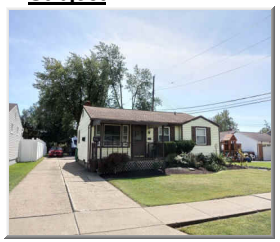
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-27	102.06-3-54	102.39-3-3	102.39-2-10	102.06-2-2	102.06-1-5
Owner	Numeracki, Daniel M	Rhoderick, Shawn	Peoples, Daisy B	Will, Michael J	Heenan, Mary M	Hiller, Rachel L
Address	247 McNaughton Ave	275 McNaughton Ave	163 Mcnaughton Ave	166 McNaughton Ave	15 Crescent Ct	18 Lorraine Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 182	58 x 190	50 x 117	50 x 120	55 x 120	50 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1955 / 0	1955 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	925	964	1128	1116	910	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 264	0 288
SFLA	925	964	1128	1116	910	1054
Att/Det Gar Sqft	552	364	396	440	320	352
Prior Land	$13,500					
Prior Total	$97,800					
Comp Land Estimate	$15,400	$16,900	$12,800	$13,000	$13,700	$13,100
Sale Date		12/17/2018	8/4/2020	5/31/2019	7/31/2020	9/29/2020
Sale Price		$145,000	$155,000	$133,000	$137,000	$162,000
Time Adj Sale Price		$153,200	$155,000	$137,900	$137,000	$162,000
TADJSP/SQFT		$158.92	$137.41	$123.57	$150.55	$153.70
Total Adj Factors	$57,400	$57,200	$65,200	$75,500	$52,800	$60,800
Adjusted Sale Price		$153,400	$147,200	$119,800	$141,600	$158,600
Comparable Estimate	$144,100 ($155.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-28	102.39-3-3	102.39-2-10	102.06-3-54	102.47-2-5	102.47-1-8
Owner	Lacki, Patricia	Peoples, Daisy B	Will, Michael J	Rhoderick, Shawn	Shohag, Abu Bakkar	Ahmed, Noman
Address	243 McNaughton Ave	163 Mcnaughton Ave	166 McNaughton Ave	275 McNaughton Ave	94 McParlin Ave	101 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 213	50 x 117	50 x 120	58 x 190	50 x 110	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1955 / 0	1960 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 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	1435	1128	1116	964	1275	1131
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 623	0 400
SFLA	1435	1128	1116	964	1275	1131
Att/Det Gar Sqft	572	396	440	364	336	624
Prior Land	$14,400					
Prior Total	$123,000					
Comp Land Estimate	$16,500	$12,800	$13,000	$16,900	$12,500	$13,300
Sale Date		8/4/2020	5/31/2019	12/17/2018	1/21/2020	12/30/2019
Sale Price		$155,000	$133,000	$145,000	$151,300	$135,000
Time Adj Sale Price		$155,000	$137,900	$153,200	$152,800	$136,800
TADJSP/SQFT		$137.41	$123.57	$158.92	$119.84	$120.95
Total Adj Factors	$81,000	$65,200	$75,500	$57,200	$70,700	$65,700
Adjusted Sale Price		$170,800	$143,400	$177,000	$163,100	$152,100
Comparable Estimate	$161,300 ($112.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-17	102.39-3-3	102.06-3-54	102.39-2-10	102.06-1-5	102.31-2-14
Owner	Mongielo, Christopher	Peoples, Daisy B	Rhoderick, Shawn	Will, Michael J	Hiller, Rachel L	Herrington, Jon-Michae
Address	240 McNaughton Ave	163 Mcnaughton Ave	275 McNaughton Ave	166 McNaughton Ave	18 Lorraine Ln	3 Eastland Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 117	58 x 190	50 x 120	50 x 121	67 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1960 / 0	1955 / 0	1951 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1004	1128	964	1116	1054	1090
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 288	0 0
SFLA	1004	1128	964	1116	1054	1090
Att/Det Gar Sqft	280	396	364	440	352	440
Prior Land	$11,400					
Prior Total	$86,100					
Comp Land Estimate	$13,000	$12,800	$16,900	$13,000	$13,100	$15,100
Sale Date		8/4/2020	12/17/2018	5/31/2019	9/29/2020	6/6/2019
Sale Price		$155,000	$145,000	$133,000	$162,000	$150,000
Time Adj Sale Price		$155,000	$153,200	$137,900	$162,000	$155,000
TADJSP/SQFT		$137.41	$158.92	$123.57	$153.70	$142.20
Total Adj Factors	$55,200	$65,200	$57,200	$75,500	$60,800	$70,500
Adjusted Sale Price		$145,000	$151,200	$117,600	$156,400	$139,700
Comparable Estimate	$142,000 ($141.43/SFLA)					

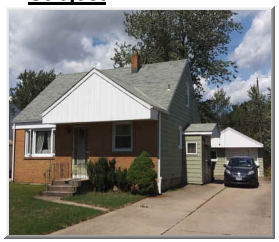
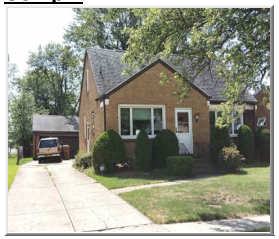
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-16	102.39-3-3	102.39-2-10	102.06-3-54	102.47-1-8	102.47-2-5
Owner	Bogacz, Deborah A	Peoples, Daisy B	Will, Michael J	Rhoderick, Shawn	Ahmed, Noman	Shohag, Abu Bakkar
Address	236 McNaughton Ave	163 Mcnaughton Ave	166 McNaughton Ave	275 McNaughton Ave	101 Kemp Ave	94 McParlin 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 117	50 x 120	58 x 190	54 x 115	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1955 / 0	1960 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1281	1128	1116	964	1131	1275
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 400	0 623
SFLA	1281	1128	1116	964	1131	1275
Att/Det Gar Sqft	504	396	440	364	624	336
Prior Land	$10,400					
Prior Total	$105,400					
Comp Land Estimate	$11,800	$12,800	$13,000	$16,900	$13,300	$12,500
Sale Date		8/4/2020	5/31/2019	12/17/2018	12/30/2019	1/21/2020
Sale Price		$155,000	$133,000	$145,000	$135,000	$151,300
Time Adj Sale Price		$155,000	$137,900	$153,200	$136,800	$152,800
TADJSP/SQFT		$137.41	$123.57	$158.92	$120.95	$119.84
Total Adj Factors	$68,000	$65,200	$75,500	$57,200	$65,700	$70,700
Adjusted Sale Price		$157,800	$130,400	$164,000	$139,100	$150,100
Comparable Estimate	$148,300 ($115.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-14	102.10-1-90	102.10-1-87	102.10-1-46	102.06-3-67	102.10-1-44
Owner	Habermehl, Bernard Jol	Wrona, Trevor J	Yaeger, Laurie A	Stevenson, Brian D	Stevenson, Christina	Mullen, Tiarra
Address	226 McNaughton Ave	183 Mcnaughton Ave	195 McNaughton Ave	94 Cathedral Ln	55 St Boniface Rd	102 Cathedral Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 120	50 x 117	51 x 161	50 x 130	50 x 157	50 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1959 / 0	1958 / 0	1955 / 0	1959 / 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 105
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	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	844	909	800	940	719	882
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 528	0 0	0 0	0 432
SFLA	1228	1363	1400	1410	1247	1543
Att/Det Gar Sqft	352	774	484	440	440	418
Prior Land	$11,600					
Prior Total	$90,500					
Comp Land Estimate	$13,300	$12,800	$15,000	$13,500	$14,700	$13,500
Sale Date		5/5/2020	2/21/2020	9/28/2020	10/24/2019	8/31/2020
Sale Price		$162,500	$140,000	$168,000	$125,000	$167,000
Time Adj Sale Price		$163,000	$141,200	$168,000	$127,500	$167,000
TADJSP/SQFT		$119.59	$100.86	$119.15	$102.25	$108.23
Total Adj Factors	$60,900	$77,500	$70,500	$64,800	$60,300	$75,300
Adjusted Sale Price		$146,400	$131,600	$164,100	$128,100	$152,600
Comparable Estimate	$144,600 ($117.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-30	102.39-3-3	102.06-3-54	102.39-2-10	102.06-1-5	102.47-1-8
Owner	Freeman, Fred J	Peoples, Daisy B	Rhoderick, Shawn	Will, Michael J	Hiller, Rachel L	Ahmed, Noman
Address	235 McNaughton Ave	163 Mcnaughton Ave	275 McNaughton Ave	166 McNaughton Ave	18 Lorraine Ln	101 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 274	50 x 117	58 x 190	50 x 120	50 x 121	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1960 / 0	1955 / 0	1951 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1027	1128	964	1116	1054	1131
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 252	0 0	0 0	0 500	0 288	0 400
SFLA	1027	1128	964	1116	1054	1131
Att/Det Gar Sqft	748	396	364	440	352	624
Prior Land	$14,700					
Prior Total	$90,300					
Comp Land Estimate	$16,800	$12,800	$16,900	$13,000	$13,100	$13,300
Sale Date		8/4/2020	12/17/2018	5/31/2019	9/29/2020	12/30/2019
Sale Price		$155,000	$145,000	$133,000	$162,000	$135,000
Time Adj Sale Price		$155,000	$153,200	$137,900	$162,000	$136,800
TADJSP/SQFT		$137.41	$158.92	$123.57	$153.70	$120.95
Total Adj Factors	$64,800	$65,200	$57,200	$75,500	$60,800	$65,700
Adjusted Sale Price		$154,600	$160,800	$127,200	$166,000	$135,900
Comparable Estimate	$148,900 ($144.99/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 107_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-13	102.10-1-90	102.10-1-87	102.10-1-46	102.10-1-44	102.10-1-6
Owner	Silvestri, Edward	Wrona, Trevor J	Yaeger, Laurie A	Stevenson, Brian D	Mullen, Tiarra	Punch, Denise A
Address	222 McNaughton Ave	183 Mcnaughton Ave	195 McNaughton Ave	94 Cathedral Ln	102 Cathedral Ln	194 McNaughton 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 120	50 x 117	51 x 161	50 x 130	50 x 130	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1959 / 0	1958 / 0	1959 / 0	1957 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	908	909	800	940	882	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 528	0 0	0 432	0 0
SFLA	1324	1363	1400	1410	1543	1660
Att/Det Gar Sqft	352	774	484	440	418	420
Prior Land	$11,600					
Prior Total	$95,800					
Comp Land Estimate	$13,300	$12,800	$15,000	$13,500	$13,500	$13,000
Sale Date		5/5/2020	2/21/2020	9/28/2020	8/31/2020	9/30/2019
Sale Price		$162,500	$140,000	$168,000	$167,000	$155,000
Time Adj Sale Price		$163,000	$141,200	$168,000	$167,000	$158,600
TADJSP/SQFT		$119.59	$100.86	$119.15	$108.23	$95.54
Total Adj Factors	$64,400	$77,500	$70,500	$64,800	$75,300	$73,300
Adjusted Sale Price		$149,900	$135,100	$167,600	$156,100	$149,700
Comparable Estimate	$151,700 ($114.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.10-1-12	102.39-3-3	102.39-2-10	102.06-3-54	102.06-1-5	102.47-1-8
Owner	Koszuta, James A	Peoples, Daisy B	Will, Michael J	Rhoderick, Shawn	Hiller, Rachel L	Ahmed, Noman
Address	218 McNaughton Ave	163 Mcnaughton Ave	166 McNaughton Ave	275 McNaughton Ave	18 Lorraine Ln	101 Kemp 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	107	107	107	107	107	107
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 117	50 x 120	58 x 190	50 x 121	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1955 / 0	1960 / 0	1951 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1086	1128	1116	964	1054	1131
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 500	0 0	0 288	0 400
SFLA	1086	1128	1116	964	1054	1131
Att/Det Gar Sqft	460	396	440	364	352	624
Prior Land	$11,400					
Prior Total	$95,000					
Comp Land Estimate	$13,000	$12,800	$13,000	$16,900	$13,100	$13,300
Sale Date		8/4/2020	5/31/2019	12/17/2018	9/29/2020	12/30/2019
Sale Price		$155,000	$133,000	$145,000	$162,000	$135,000
Time Adj Sale Price		$155,000	$137,900	$153,200	$162,000	$136,800
TADJSP/SQFT		$137.41	$123.57	$158.92	$153.70	$120.95
Total Adj Factors	$62,700	$65,200	$75,500	$57,200	$60,800	$65,700
Adjusted Sale Price		$152,500	$125,100	$158,700	$163,900	$133,800
Comparable Estimate	$146,800 ($135.17/SFLA)					