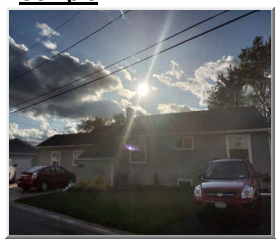
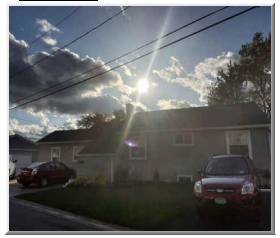
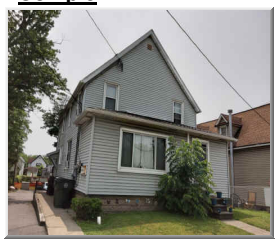
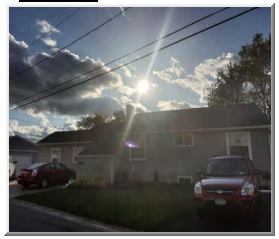
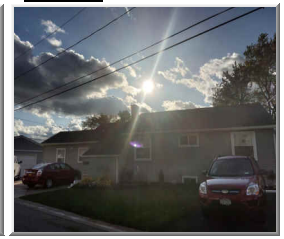
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-13	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Keggins, Laura L	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	40 Allison Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 75	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1004	896	896	1604	1008	896
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	1004	896	896	1604	1008	896
Att/Det Gar Sqft	360			528		576
Prior Land	$10,800					
Prior Total	$42,300					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$41,200	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$95,600	$102,900	$144,200	$100,900	$129,300
Comparable Estimate	$115,000 ($114.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-9	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Harrington, Robert R	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	56 Allison Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 82	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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 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	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	320			528	576	
Prior Land	$11,300					
Prior Total	$54,000					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$38,600	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$93,000	$100,300	$141,600	$126,700	$98,300
Comparable Estimate	$112,000 ($125/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143001	143001	143003
Print Key	91.15-2-15	102.45-5-38	90.84-2-57	112.44-2-39.11	112.27-1-50	104.69-6-2
Owner	Reynolds, William H	Ha, Andrew	Lowville Enterprises LL	Muller, Norbert	Chowdhury Shuvo, Aaq	Whiteford, Martin E
Address	45A-D Glenwood Ct	121 Reo Ave	105 East End Ave	48 Halstead Ave	2067 Broadway St	4655 Broadway St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	108	105	105	301	301	206
School Code	143003	143001	143001	143009	143009	143007
Site No.	1	1	1	1	1	1
Land Size	133 x 75	30 x 134	30 x 111	90 x 121	30 x 132	50 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1927 / 0	1900 / 0	1921 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	3.0	1.5	2.0
Bedrooms	6	7	5	6	6	7
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1844	1674	1400	1794	1268	1220
2nd Sty Area	1844	1584	968	891	0	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 1048
SFLA	3688	3258	2368	3126	1970	2108
Att/Det Gar Sqft	528		323		360	504
Prior Land	$11,600					
Prior Total	$65,100					
Comp Land Estimate	$13,000	$0	$7,000	$16,000	$8,000	$0
Sale Date		9/3/2019	11/21/2019	1/17/2020	10/10/2020	10/23/2020
Sale Price		$166,000	$74,900	$90,000	$110,000	$135,000
Time Adj Sale Price		$169,900	$76,200	$90,900	$110,000	$135,000
TADJSP/SQFT		$52.15	$32.18	$29.08	$55.84	$64.04
Total Adj Factors	$60,700	$0	$27,100	$19,000	$30,000	$0
Adjusted Sale Price		$0	$109,800	$132,600	$140,700	$0
Comparable Estimate	$128,000 ($34.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-4	91.14-8-12	91.14-4-18	91.14-7-7	91.14-12-45	91.18-3-15
Owner	Rose, Sandra L	Joyce, Shannon Elizabe	Weed, Megan E	Davis, Quinclon	Collins, Brian	Orwat, Andrew
Address	48E Glenwood Ct	26 Brookhaven Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	37 x 92	51 x 101	87 x 100	57 x 94	89 x 115	90 x 124
Building Style	09 Cottage	03 Split level	01 Ranch	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1942 / 0	1941 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	D Economy 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	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	1.5
Bedrooms	1	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	625	714	896	896	1604	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	625	714	896	896	1604	648
Att/Det Gar Sqft					528	228
Prior Land	$5,200					
Prior Total	$15,000					
Comp Land Estimate	$6,000	$8,000	$11,000	$9,000	$12,000	$17,700
Sale Date		8/2/2018	12/28/2018	12/21/2018	9/9/2020	10/29/2018
Sale Price		$72,000	$81,500	$89,900	$166,500	$84,300
Time Adj Sale Price		$77,800	$86,100	$95,000	$166,500	$90,100
TADJSP/SQFT		$108.96	$96.09	$106.03	$103.80	$139.04
Total Adj Factors	($10,000)	$16,900	$24,400	$40,600	$63,500	$36,800
Adjusted Sale Price		$50,900	$51,700	$44,400	$93,000	$43,300
Comparable Estimate	$57,000 ($91.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-1	91.14-8-12	91.14-4-18	91.14-7-7	91.14-12-45	91.10-5-15
Owner	Windwood Place LLC	Joyce, Shannon Elizabe	Weed, Megan E	Davis, Quinclon	Collins, Brian	Kumm, Michael J
Address	56E Glenwood Ct	26 Brookhaven Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	17 Donlen 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	51 x 84	51 x 101	87 x 100	57 x 94	89 x 115	68 x 86
Building Style	09 Cottage	03 Split level	01 Ranch	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1942 / 0	1943 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	D Economy 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.7
Bedrooms	1	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	585	714	896	896	1604	896
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	585	714	896	896	1604	1232
Att/Det Gar Sqft					528	
Prior Land	$6,800					
Prior Total	$11,600					
Comp Land Estimate	$8,000	$8,000	$11,000	$9,000	$12,000	$9,000
Sale Date		8/2/2018	12/28/2018	12/21/2018	9/9/2020	9/28/2018
Sale Price		$72,000	$81,500	$89,900	$166,500	$96,500
Time Adj Sale Price		$77,800	$86,100	$95,000	$166,500	$103,700
TADJSP/SQFT		$108.96	$96.09	$106.03	$103.80	$84.17
Total Adj Factors	($8,300)	$16,900	$24,400	$40,600	$63,500	$32,500
Adjusted Sale Price		$52,600	$53,400	$46,100	$94,700	$62,900
Comparable Estimate	$62,000 ($105.98/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	91.14-8-27	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Latifa & Jamal LLC	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	1-3 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	102 x 93	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1903	1568	1482	1708	1402	1484
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	1903	1568	1482	1708	1604	1484
Att/Det Gar Sqft	648	528		280	266	
Prior Land	$13,900					
Prior Total	$59,000					
Comp Land Estimate	$12,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$61,900	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$151,100	$137,000	$132,600	$143,700	$128,800
Comparable Estimate	$139,000 ($73.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-27.1	91.14-8-3	91.14-9-7	91.14-6-11	91.14-10-1	91.10-5-31
Owner	Zilliox, Ann M	Huber, Michael J	Coffee, Neil A	Shi, Ru	Gill, Harneet	Cooper & Cooper Prope
Address	2-4 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	3-5 Redwood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	99 x 102	75 x 92	78 x 110	86 x 100	100 x 101	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1941 / 0	1944 / 0	1942 / 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	D Economy 95	C Average 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1456	1568	1482	1455	1484	1402
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	1568	1482	1455	1484	1402
Att/Det Gar Sqft	320	528		420		
Prior Land	$16,600					
Prior Total	$56,900					
Comp Land Estimate	$12,000	$10,000	$11,000	$11,000	$12,000	$10,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	8/8/2018	10/12/2018
Sale Price		$138,000	$120,500	$86,000	$104,076	$77,500
Time Adj Sale Price		$138,900	$120,500	$90,300	$112,500	$82,800
TADJSP/SQFT		$88.58	$81.31	$62.06	$75.81	$59.06
Total Adj Factors	$49,100	$49,700	$45,400	$20,800	$45,600	$29,000
Adjusted Sale Price		$138,300	$124,200	$118,600	$116,000	$102,900
Comparable Estimate	$120,000 ($82.42/SFLA)					

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

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-28	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Szretter, Robert P	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	5-7 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 93	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	6	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1568	1482	1708	1402	1484
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	1752	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$11,800					
Prior Total	$71,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$46,500	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$135,700	$121,600	$117,200	$128,300	$113,400
Comparable Estimate	$123,000 ($70.21/SFLA)					

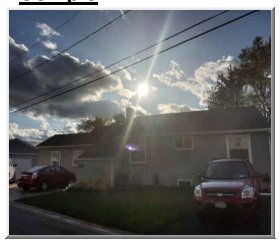
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-26	91.14-8-3	91.14-9-7	91.14-6-11	91.14-10-1	91.10-5-31
Owner	Boersma, Vincent J	Huber, Michael J	Coffee, Neil A	Shi, Ru	Gill, Harneet	Cooper & Cooper Prope
Address	6-8 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	3-5 Redwood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 102	75 x 92	78 x 110	86 x 100	100 x 101	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1941 / 0	1944 / 0	1942 / 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	D Economy 95	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1568	1482	1455	1484	1402
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	1568	1482	1455	1484	1402
Att/Det Gar Sqft	328	528		420		
Prior Land	$12,400					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$12,000	$10,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	8/8/2018	10/12/2018
Sale Price		$138,000	$120,500	$86,000	$104,076	$77,500
Time Adj Sale Price		$138,900	$120,500	$90,300	$112,500	$82,800
TADJSP/SQFT		$88.58	$81.31	$62.06	$75.81	$59.06
Total Adj Factors	$48,400	$49,700	$45,400	$20,800	$45,600	$29,000
Adjusted Sale Price		$137,600	$123,500	$117,900	$115,300	$102,200
Comparable Estimate	$119,000 ($81.79/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	91.14-8-29	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Latifa & Jamal LLC	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	9-11 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 93	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
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	1.3	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	3	5
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1568	1482	1484	1708	1402
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	1539	1568	1482	1484	1708	1604
Att/Det Gar Sqft	372	528			280	266
Prior Land	$11,800					
Prior Total	$52,600					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$45,200	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$134,400	$120,300	$112,100	$115,900	$127,000
Comparable Estimate	$122,000 ($79.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-25	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Brogan Glenna M	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	10-12 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 95	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft	290	528			420	
Prior Land	$12,100					
Prior Total	$48,100					
Comp Land Estimate	$11,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$44,900	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$134,100	$120,000	$98,700	$114,400	$111,800
Comparable Estimate	$116,000 ($82.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-30	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Horseshu Homes LLC	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	13-15 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 93	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1671	1568	1482	1708	1402	1484
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	1671	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$11,800					
Prior Total	$51,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$37,300	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$126,500	$112,400	$108,000	$119,100	$104,200
Comparable Estimate	$114,000 ($68.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-8	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Mueller, Michele A	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	58 Allison Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	68 x 140	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	992	896	896	1604	1008	896
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	992	896	896	1604	1008	896
Att/Det Gar Sqft	280			528		576
Prior Land	$13,400					
Prior Total	$54,800					
Comp Land Estimate	$12,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$39,500	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$93,900	$101,200	$142,500	$99,200	$127,600
Comparable Estimate	$113,000 ($113.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-24	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Borowski, David A	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	14-16 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 93	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1708	1402	1484
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	1605	1568	1482	1708	1604	1484
Att/Det Gar Sqft	265	528		280	266	
Prior Land	$11,800					
Prior Total	$50,600					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$48,800	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$138,000	$123,900	$119,500	$130,600	$115,700
Comparable Estimate	$126,000 ($78.5/SFLA)					

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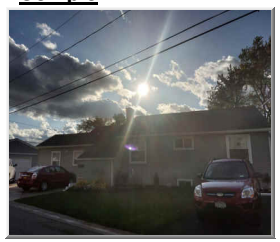
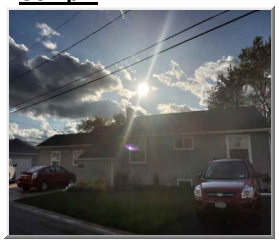
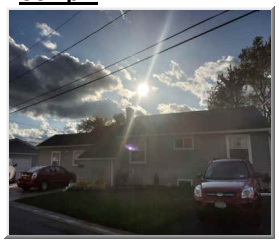
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-1	91.09-6-9	91.10-5-15	91.09-6-12	91.09-6-4	91.10-7-53
Owner	Pfeil, Charles W	Heide, William	Kumm, Michael J	Graves, Crystal	Hernandez, Melissa	Gangarossa, Josef
Address	17 Idlebrook Dr	189 Maryvale Dr	17 Donlen Dr	203 Maryvale Dr	163 Maryvale Dr	206 Westbrook 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 93	50 x 236	68 x 86	50 x 237	50 x 233	50 x 125
Building 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	1944 / 0	1946 / 0	1944 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 Yes	3 Hot wtr/stm 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	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1040	752	896	834	915	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1488	1292	1232	1194	1275	1545
Att/Det Gar Sqft	240	240		440	440	504
Prior Land	$10,200					
Prior Total	$63,100					
Comp Land Estimate	$9,000	$11,000	$9,000	$11,000	$11,000	$16,000
Sale Date		11/18/2019	9/28/2018	11/12/2019	6/5/2019	3/26/2020
Sale Price		$145,000	$96,500	$139,900	$137,000	$131,000
Time Adj Sale Price		$147,400	$103,700	$142,200	$141,600	$131,900
TADJSP/SQFT		$114.09	$84.17	$119.10	$111.06	$85.37
Total Adj Factors	$43,200	$53,100	$32,500	$50,900	$44,000	$66,400
Adjusted Sale Price		$137,500	$114,400	$134,500	$140,800	$108,700
Comparable Estimate	$127,000 ($85.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-23	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Greeley, Troy N	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	18 Idlebrook Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 92	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	264			528	576	
Prior Land	$10,000					
Prior Total	$44,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$33,000	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$87,400	$94,700	$136,000	$121,100	$92,700
Comparable Estimate	$106,000 ($118.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-21	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Tekin, Huseyin	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	21 Idlebrook Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 91	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1945 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$7,700					
Prior Total	$52,700					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$30,500	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$84,900	$92,200	$118,600	$133,500	$90,200
Comparable Estimate	$104,000 ($116.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-22	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Pfohl, Timothy J	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	22 Idlebrook Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 91	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1944 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$7,700					
Prior Total	$47,700					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$33,300	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$87,700	$95,000	$121,400	$136,300	$93,000
Comparable Estimate	$107,000 ($119.42/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	91.10-5-20	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Robichaud, Ann Marie	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	23-25 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 90	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1586	1568	1482	1484	1708	1402
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	1586	1568	1482	1484	1708	1604
Att/Det Gar Sqft	230	528			280	266
Prior Land	$9,000					
Prior Total	$52,300					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$46,100	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$135,300	$121,200	$113,000	$116,800	$127,900
Comparable Estimate	$123,000 ($77.55/SFLA)					

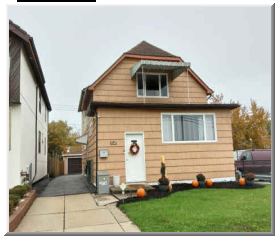
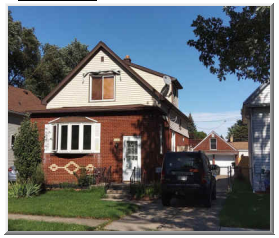
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-23	91.14-8-3	91.14-9-7	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Lucci, Paul E	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	24-26 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 90	75 x 92	78 x 110	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1945 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1513	1568	1482	1484	1402	1455
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	1513	1568	1482	1484	1402	1455
Att/Det Gar Sqft		528				420
Prior Land	$8,900					
Prior Total	$51,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$138,000	$120,500	$104,076	$77,500	$86,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$82,800	$90,300
TADJSP/SQFT		$88.58	$81.31	$75.81	$59.06	$62.06
Total Adj Factors	$42,400	$49,700	$45,400	$45,600	$29,000	$20,800
Adjusted Sale Price		$131,600	$117,500	$109,300	$96,200	$111,900
Comparable Estimate	$113,000 ($74.69/SFLA)					

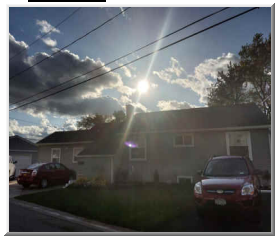
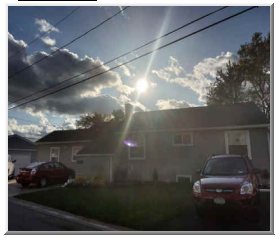
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-19	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Viau, Marilyn	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	27-29 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 90	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1789	1568	1482	1708	1402	1484
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	1789	1568	1482	1708	1604	1484
Att/Det Gar Sqft	190	528		280	266	
Prior Land	$9,200					
Prior Total	$56,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$50,200	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$139,400	$125,300	$120,900	$132,000	$117,100
Comparable Estimate	$127,000 ($70.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-24	91.14-8-3	91.14-9-7	91.10-5-31	91.14-10-1	91.14-6-11
Owner	Surowiec Tina M	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Gill, Harneet	Shi, Ru
Address	28-30 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	3-5 Redwood Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 90	75 x 92	78 x 110	79 x 92	100 x 101	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1939 / 0	1943 / 0	1940 / 0	1942 / 0	1944 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1429	1568	1482	1402	1484	1455
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	1429	1568	1482	1402	1484	1455
Att/Det Gar Sqft		528				420
Prior Land	$9,200					
Prior Total	$46,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$12,000	$11,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	8/8/2018	1/11/2019
Sale Price		$138,000	$120,500	$77,500	$104,076	$86,000
Time Adj Sale Price		$138,900	$120,500	$82,800	$112,500	$90,300
TADJSP/SQFT		$88.58	$81.31	$59.06	$75.81	$62.06
Total Adj Factors	$39,000	$49,700	$45,400	$29,000	$45,600	$20,800
Adjusted Sale Price		$128,200	$114,100	$92,800	$105,900	$108,500
Comparable Estimate	$110,000 ($76.98/SFLA)					

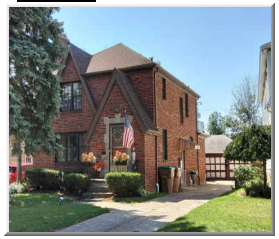
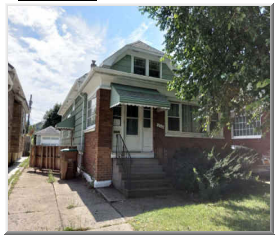
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-10	91.14-8-3	91.14-9-7	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Sherer, Barry A	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	31-33 Idlebrook Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	109 x 99	75 x 92	78 x 110	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1520	1568	1482	1484	1402	1455
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	1520	1568	1482	1484	1402	1455
Att/Det Gar Sqft	624	528				420
Prior Land	$11,800					
Prior Total	$55,000					
Comp Land Estimate	$13,000	$10,000	$11,000	$12,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$138,000	$120,500	$104,076	$77,500	$86,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$82,800	$90,300
TADJSP/SQFT		$88.58	$81.31	$75.81	$59.06	$62.06
Total Adj Factors	$50,700	$49,700	$45,400	$45,600	$29,000	$20,800
Adjusted Sale Price		$139,900	$125,800	$117,600	$104,500	$120,200
Comparable Estimate	$122,000 ($80.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-6	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Wesolowski, Edward	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	59 Allison Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	38 x 152	78 x 110	75 x 92	86 x 100	79 x 92	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1344	1482	1568	1455	1402	1708
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	1344	1482	1568	1455	1402	1708
Att/Det Gar Sqft			528	420		280
Prior Land	$8,700					
Prior Total	$43,200					
Comp Land Estimate	$8,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$77,500	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$57.08
Total Adj Factors	$35,300	$45,400	$49,700	$20,800	$29,000	$26,800
Adjusted Sale Price		$110,400	$124,500	$104,800	$89,100	$106,000
Comparable Estimate	$107,000 ($79.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-9	91.11-1-19	91.05-4-20	91.18-2-29	80.70-2-25	91.18-7-39
Owner	Sherer, Barry A	Guenther, Mark C	Guth, Gregory	Canzoneri, Dominick P	Samia, Sunia	Johnson, Frederick D
Address	32 Idlebrook Dr	572 Beach Rd	3549 Harlem Rd	39 Awood Pl	81 Concord Pl	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	108	103	102	107	101	107
School Code	143003	143002	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	114 x 99	50 x 150	35 x 135	35 x 120	43 x 170	40 x 140
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1941 / 0	1925 / 0	1927 / 0	1937 / 0	1937 / 0	1943 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	2.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1888	1296	1264	924	1116	1056
2nd Sty Area	672	0	1072	924	1098	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 500
SFLA	2560	2336	2336	1848	2214	1626
Att/Det Gar Sqft	600	700	576	420	528	418
Prior Land	$12,100					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$13,000	$12,600	$9,600	$14,000	$11,900
Sale Date		9/11/2020	7/23/2019	12/19/2018	11/20/2019	7/28/2020
Sale Price		$200,000	$133,000	$151,120	$148,000	$142,000
Time Adj Sale Price		$200,000	$137,000	$159,700	$150,500	$142,000
TADJSP/SQFT		$85.62	$58.65	$86.42	$67.98	$87.33
Total Adj Factors	$65,200	$92,900	$67,800	$87,400	$71,700	$64,800
Adjusted Sale Price		$172,300	$134,400	$137,500	$144,000	$142,400
Comparable Estimate	$146,000 ($57.03/SFLA)					

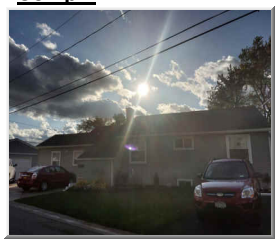
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-45	91.14-12-45	91.14-7-7	91.18-7-14	91.18-8-35	91.18-3-47
Owner	Collins, Brian	Collins, Brian	Davis, Quinclon	Medina, Shawna L	Krawczyk, Heather L	Clement, Crystal L
Address	2-4 Kingswood Dr	2-4 Kingswood Dr	12 Starcrest Dr	138 Toelsin Rd	93 Andres Pl	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	108	108	108	107	107	107
School Code	143003	143003	143003	143001	143001	143003
Site No.	1	1	1	1	1	1
Land Size	89 x 115	89 x 115	57 x 94	50 x 140	69 x 96	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1942 / 0	1948 / 0	1968 / 0	1949 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1	1 / 0
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	1604	1604	896	1396	1248	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 480	0 0
SFLA	1604	1604	896	1396	1248	1008
Att/Det Gar Sqft	528	528		638	528	
Prior Land	$14,200					
Prior Total	$75,000					
Comp Land Estimate	$12,000	$12,000	$9,000	$14,000	$13,700	$13,000
Sale Date		9/9/2020	12/21/2018	1/10/2020	9/23/2020	9/25/2020
Sale Price		$166,500	$89,900	$167,000	$177,000	$112,500
Time Adj Sale Price		$166,500	$95,000	$168,700	$177,000	$112,500
TADJSP/SQFT		$103.80	$106.03	$120.85	$141.83	$111.61
Total Adj Factors	$63,500	$63,500	$40,600	$77,700	$72,500	$52,800
Adjusted Sale Price		$166,500	$117,900	$154,500	$168,000	$123,200
Comparable Estimate	$146,000 ($91.02/SFLA)					

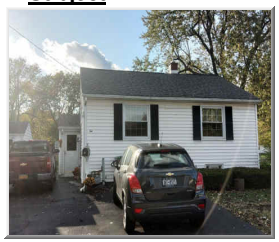
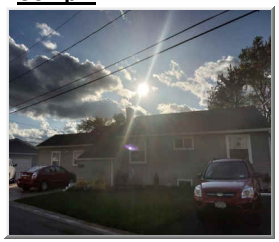
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

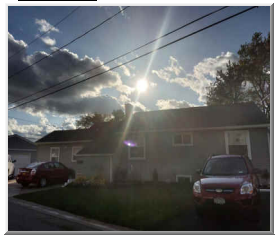
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-46	91.19-3-41.1	91.77-3-14	91.19-7-8	91.18-3-3	91.77-1-3
Owner	Rose, Robert A	Perez, Chantel M	Dierdorf, Justin	Gagliano, Louie Jr	Rivera, Kjuan	Johnson, Teourialeir G
Address	3 Kingswood Dr	89 Pinehurst Ave	35 George Urban Blvd	84 Pinehurst Ave	47 Dellwood Pl	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	109	105	109	107	105
School Code	143003	143002	143001	143002	143003	143001
Site No.	1	1	1	1	1	1
Land Size	92 x 115	60 x 120	40 x 141	60 x 73	35 x 120	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1941 / 0	1930 / 1970	1941 / 0	1925 / 0	1932 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	2 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	2.0	2.0	1.7	1.3
Bedrooms	4	3	3	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1624	1379	876	808	620	1136
2nd Sty Area	0	0	768	640	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 120	0 0	0 0	0 0
SFLA	1624	1379	1644	1448	975	1494
Att/Det Gar Sqft	528		624	572		216
Prior Land	$14,500					
Prior Total	$73,100					
Comp Land Estimate	$13,000	$18,000	$10,000	$14,000	$9,600	$8,000
Sale Date		10/22/2020	11/21/2019	8/19/2019	5/31/2019	10/23/2020
Sale Price		$125,000	$146,500	$103,500	$91,000	$116,000
Time Adj Sale Price		$125,000	$149,000	$106,300	$94,400	$116,000
TADJSP/SQFT		$90.65	$90.63	$73.41	$96.82	$77.64
Total Adj Factors	$48,800	$51,700	$57,300	$35,500	$34,700	$29,200
Adjusted Sale Price		$122,100	$140,500	$119,600	$108,500	$135,600
Comparable Estimate	$125,000 ($76.97/SFLA)					

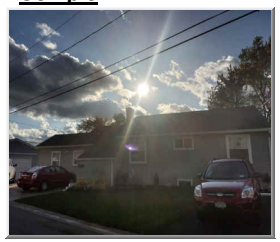
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-47	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	EDV Properties LLC	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	5-7 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 104	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1484	1455	1402
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	1428	1482	1568	1484	1455	1604
Att/Det Gar Sqft	260		528		420	266
Prior Land	$12,300					
Prior Total	$49,400					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$39,900	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$115,000	$129,100	$106,800	$109,400	$121,700
Comparable Estimate	$116,000 ($81.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-44	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Au Jeffry R	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	6-8 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 104	78 x 110	75 x 92	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1902	1482	1568	1708	1402	1484
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	1902	1482	1568	1708	1604	1484
Att/Det Gar Sqft			528	280	266	
Prior Land	$12,300					
Prior Total	$61,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$120,500	$138,000	$94,000	$95,000	$104,076
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$112,500
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$75.81
Total Adj Factors	$54,200	$45,400	$49,700	$26,800	$19,200	$45,600
Adjusted Sale Price		$129,300	$143,400	$124,900	$136,000	$121,100
Comparable Estimate	$131,000 ($68.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-48	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.18-5-38
Owner	Bellman, Michael J	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Feliciano, Juan
Address	9 Kingswood Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 105	57 x 94	89 x 115	87 x 100	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1953 / 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	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	714	896	1604	896	1008	832
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	714	896	1604	896	1008	832
Att/Det Gar Sqft	252		528			440
Prior Land	$10,600					
Prior Total	$51,600					
Comp Land Estimate	$9,000	$9,000	$12,000	$11,000	$13,000	$12,600
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/12/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$116,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$139.42
Total Adj Factors	$32,200	$40,600	$63,500	$24,400	$52,800	$50,300
Adjusted Sale Price		$86,600	$135,200	$93,900	$91,900	$97,900
Comparable Estimate	$101,000 ($141.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-43	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.18-5-38
Owner	Ruggiero, Carmen J	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Feliciano, Juan
Address	10 Kingswood Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 102	57 x 94	89 x 115	87 x 100	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1953 / 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	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	717	896	1604	896	1008	832
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	717	896	1604	896	1008	832
Att/Det Gar Sqft			528			440
Prior Land	$10,600					
Prior Total	$40,300					
Comp Land Estimate	$10,000	$9,000	$12,000	$11,000	$13,000	$12,600
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/12/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$116,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$139.42
Total Adj Factors	$30,900	$40,600	$63,500	$24,400	$52,800	$50,300
Adjusted Sale Price		$85,300	$133,900	$92,600	$90,600	$96,600
Comparable Estimate	$100,000 ($139.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-24	91.14-12-45	91.14-7-7	91.15-3-17	91.18-8-35	91.14-4-18
Owner	LoVullo, Joseph A	Collins, Brian	Davis, Quinclon	Park, Doreen M	Krawczyk, Heather L	Weed, Megan E
Address	13 Kingswood Dr	2-4 Kingswood Dr	12 Starcrest Dr	26 Thruway Ct	93 Andres Pl	167 Cedargrove Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	108	108	107	107	108
School Code	143003	143003	143003	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 105	89 x 115	57 x 94	51 x 122	69 x 96	87 x 100
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	1942 / 0	1941 / 0	1942 / 0	1957 / 0	1968 / 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	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1280	1604	896	1122	1248	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 480	0 0
SFLA	1280	1604	896	1122	1248	896
Att/Det Gar Sqft		528		396	528	
Prior Land	$10,800					
Prior Total	$70,550					
Comp Land Estimate	$10,000	$12,000	$9,000	$13,200	$13,700	$11,000
Sale Date		9/9/2020	12/21/2018	8/21/2020	9/23/2020	12/28/2018
Sale Price		$166,500	$89,900	$145,000	$177,000	$81,500
Time Adj Sale Price		$166,500	$95,000	$145,000	$177,000	$86,100
TADJSP/SQFT		$103.80	$106.03	$129.23	$141.83	$96.09
Total Adj Factors	$46,700	$63,500	$40,600	$63,600	$72,500	$24,400
Adjusted Sale Price		$149,700	$101,100	$128,100	$151,200	$108,400
Comparable Estimate	$128,000 ($100/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-25	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.18-5-38
Owner	Hess, Becky	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Feliciano, Juan
Address	14 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 106	57 x 94	87 x 100	89 x 115	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	840	896	896	1604	1008	832
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	840	896	896	1604	1008	832
Att/Det Gar Sqft				528		440
Prior Land	$10,500					
Prior Total	$46,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$12,600
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/12/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$116,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$139.42
Total Adj Factors	$33,100	$40,600	$24,400	$63,500	$52,800	$50,300
Adjusted Sale Price		$87,500	$94,800	$136,100	$92,800	$98,800
Comparable Estimate	$102,000 ($121.43/SFLA)					

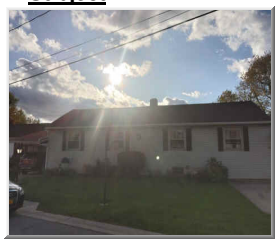
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-23	91.14-9-23	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11
Owner	Wils, Michael C	Wils, Michael C	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru
Address	15-17 Kingswood Dr	15-17 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 105	76 x 105	78 x 110	75 x 92	100 x 101	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1001	1001	1482	1568	1484	1455
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	1001	1001	1482	1568	1484	1455
Att/Det Gar Sqft				528		420
Prior Land	$12,400					
Prior Total	$34,800					
Comp Land Estimate	$11,000	$11,000	$11,000	$10,000	$12,000	$11,000
Sale Date		7/17/2019	9/3/2020	3/27/2020	8/8/2018	1/11/2019
Sale Price		$85,000	$120,500	$138,000	$104,076	$86,000
Time Adj Sale Price		$87,600	$120,500	$138,900	$112,500	$90,300
TADJSP/SQFT		$87.51	$81.31	$88.58	$75.81	$62.06
Total Adj Factors	$34,200	$19,200	$45,400	$49,700	$45,600	$20,800
Adjusted Sale Price		$102,600	$109,300	$123,400	$101,100	$103,700
Comparable Estimate	$108,000 ($107.89/SFLA)					

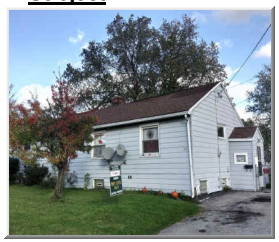
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-7	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Benhatzel, Sarah A	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	61-63 Allison Dr	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 126	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1.5	1.0
Bedrooms	5	4	3	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1740	1568	1708	1482	1402	1455
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	1740	1568	1708	1482	1604	1455
Att/Det Gar Sqft	600	528	280		266	420
Prior Land	$11,600					
Prior Total	$57,300					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$46,600	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$135,800	$117,300	$121,700	$128,400	$116,100
Comparable Estimate	$124,000 ($71.26/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	91.14-9-26	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Dietl, Joseph E	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	16-18 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 110	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,700					
Prior Total	$52,300					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$45,200	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$120,300	$134,400	$112,100	$114,700	$127,000
Comparable Estimate	$122,000 ($82.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-22	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Mandiak, Stephen J	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	19-21 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 108	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft	317		528		420	266
Prior Land	$12,700					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$47,500	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$122,600	$136,700	$114,400	$117,000	$129,300
Comparable Estimate	$124,000 ($83.67/SFLA)					

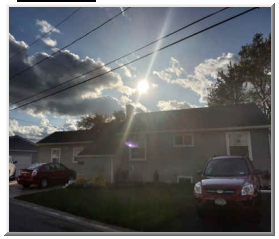
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-27	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Dietl, Joseph E	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	20-22 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 111	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,900					
Prior Total	$52,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$45,100	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$120,200	$134,300	$112,000	$114,600	$126,900
Comparable Estimate	$122,000 ($82.32/SFLA)					

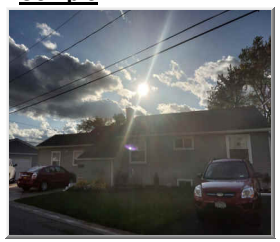
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-21	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-10	91.14-7-11
Owner	Mandiak, Stephen J	Coffee, Neil A	Huber, Michael J	Shi, Ru	Buckles, Brienne P	Krug, Joseph A
Address	23-25 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 110	78 x 110	75 x 92	86 x 100	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	D Economy 95	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1455	1402	1708
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	1482	1482	1568	1455	1604	1708
Att/Det Gar Sqft			528	420	266	280
Prior Land	$12,700					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$62.97	$57.08
Total Adj Factors	$22,200	$45,400	$49,700	$20,800	$19,200	$26,800
Adjusted Sale Price		$97,300	$111,400	$91,700	$104,000	$92,900
Comparable Estimate	$99,000 ($66.8/SFLA)					

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

Roll Year: 2021

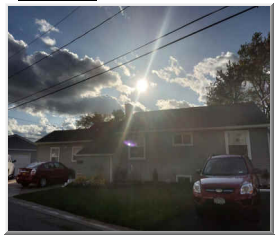
Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-28	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Pastuszynski Daniel S	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	24 Kingswood Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 113	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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 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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	966	896	1604	896	1008	1122
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	966	896	1604	896	1008	1122
Att/Det Gar Sqft	600		528			396
Prior Land	$10,500					
Prior Total	$56,900					
Comp Land Estimate	$9,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$41,400	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$95,800	$144,400	$103,100	$101,100	$122,800
Comparable Estimate	$113,000 ($116.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-29	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Burst, Richard	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	26 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	54 x 112	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	699	896	896	1604	1008	896
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	699	896	896	1604	1008	896
Att/Det Gar Sqft	315			528		576
Prior Land	$10,600					
Prior Total	$40,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$32,400	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$86,800	$94,100	$135,400	$92,100	$120,500
Comparable Estimate	$106,000 ($151.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-20	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Jochum, Richard W	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	27-29 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 99	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	5	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,300					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$44,500	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$119,600	$133,700	$111,400	$114,000	$126,300
Comparable Estimate	$121,000 ($81.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-30	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Dietl, Christine M	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	28-30 Kingswood Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 90	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1760	1568	1482	1708	1402	1484
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	1760	1568	1482	1708	1604	1484
Att/Det Gar Sqft	250	528		280	266	
Prior Land	$11,800					
Prior Total	$66,900					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$52,600	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$141,800	$127,700	$123,300	$134,400	$119,500
Comparable Estimate	$129,000 ($73.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-19	91.14-12-45	91.14-7-7	91.14-4-18	91.15-3-17	91.15-4-2
Owner	Wargala Robert N	Collins, Brian	Davis, Quinclon	Weed, Megan E	Park, Doreen M	Addison, Candace M
Address	31 Kingswood Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	26 Thruway Ct	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 95	89 x 115	57 x 94	87 x 100	51 x 122	60 x 95
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	1940 / 0	1941 / 0	1942 / 0	1943 / 0	1957 / 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	D Economy 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 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 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1184	1604	896	896	1122	1116
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	1604	896	896	1122	1116
Att/Det Gar Sqft		528			396	280
Prior Land	$10,200					
Prior Total	$41,500					
Comp Land Estimate	$9,000	$12,000	$9,000	$11,000	$13,200	$12,800
Sale Date		9/9/2020	12/21/2018	12/28/2018	8/21/2020	5/13/2020
Sale Price		$166,500	$89,900	$81,500	$145,000	$135,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$145,000	$135,500
TADJSP/SQFT		$103.80	$106.03	$96.09	$129.23	$121.42
Total Adj Factors	$39,600	$63,500	$40,600	$24,400	$63,600	$61,900
Adjusted Sale Price		$142,600	$94,000	$101,300	$121,000	$113,200
Comparable Estimate	$114,000 ($96.28/SFLA)					

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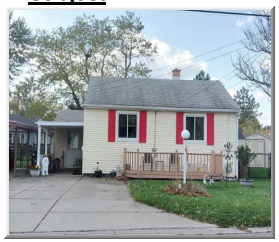
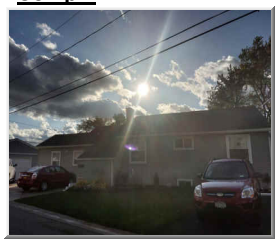
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-31	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Hutchinson, George M	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	32 Kingswood Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 98	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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	3 Hot wtr/stm 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 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	986	896	1604	896	1008	1122
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	986	896	1604	896	1008	1122
Att/Det Gar Sqft			528			396
Prior Land	$9,500					
Prior Total	$49,000					
Comp Land Estimate	$8,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$37,700	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$92,100	$140,700	$99,400	$97,400	$119,100
Comparable Estimate	$110,000 ($111.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-40	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Hossain, Alam	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	1-3 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	92 x 99	78 x 110	75 x 92	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 0	1944 / 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	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	2108	1482	1568	1708	1402	1484
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	2068	1482	1568	1708	1604	1484
Att/Det Gar Sqft			528	280	266	
Prior Land	$13,500					
Prior Total	$20,000					
Comp Land Estimate	$12,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$120,500	$138,000	$94,000	$95,000	$104,076
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$112,500
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$75.81
Total Adj Factors	$34,600	$45,400	$49,700	$26,800	$19,200	$45,600
Adjusted Sale Price		$109,700	$123,800	$105,300	$116,400	$101,500
Comparable Estimate	$111,000 ($53.68/SFLA)					

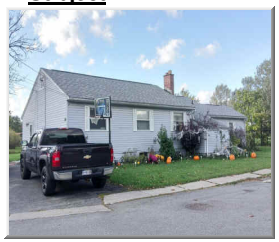
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

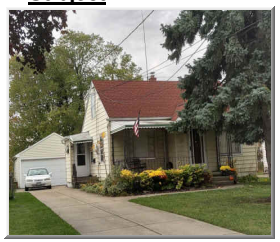
Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-18	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Matuch, Ihor	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	33-35 Kingswood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	67 x 185	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1508	1482	1568	1484	1455	1402
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	1508	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$14,500					
Prior Total	$49,700					
Comp Land Estimate	$13,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$42,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$117,500	$131,600	$109,300	$111,900	$124,200
Comparable Estimate	$119,000 ($78.91/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	91.14-9-32	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	McKay, Richard C	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	34-36 Kingswood Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 149	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1586	1568	1482	1708	1402	1484
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	1586	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$15,200					
Prior Total	$53,100					
Comp Land Estimate	$13,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$44,400	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$133,600	$119,500	$115,100	$126,200	$111,300
Comparable Estimate	$121,000 ($76.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-2	91.09-6-9	91.09-6-4	91.09-6-12	91.10-5-15	91.09-3-25
Owner	Turski, Alex	Heide, William	Hernandez, Melissa	Graves, Crystal	Kumm, Michael J	Kothen-Walsh, Amanda
Address	153 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	203 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 232	50 x 236	50 x 233	50 x 237	68 x 86	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	1949 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 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	3 Partial 0	4 Full 0
1st Sty Area	720	752	915	834	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 200	0 0	0 242	0 0	0 0
SFLA	1260	1292	1275	1194	1232	1069
Att/Det Gar Sqft	240	240	440	440		480
Prior Land	$13,400					
Prior Total	$65,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/18/2019	6/5/2019	11/12/2019	9/28/2018	9/16/2020
Sale Price		$145,000	$137,000	$139,900	$96,500	$139,000
Time Adj Sale Price		$147,400	$141,600	$142,200	$103,700	$139,000
TADJSP/SQFT		$114.09	$111.06	$119.10	$84.17	$130.03
Total Adj Factors	$42,800	$53,100	$44,000	$50,900	$32,500	$52,800
Adjusted Sale Price		$137,100	$140,400	$134,100	$114,000	$129,000
Comparable Estimate	$131,000 ($103.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-3	91.09-6-9	91.09-6-4	91.09-6-12	91.10-5-15	91.10-7-53
Owner	Barron, John L	Heide, William	Hernandez, Melissa	Graves, Crystal	Kumm, Michael J	Gangarossa, Josef
Address	159 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	203 Maryvale Dr	17 Donlen Dr	206 Westbrook 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 233	50 x 236	50 x 233	50 x 237	68 x 86	50 x 125
Building 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	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	948	752	915	834	896	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1488	1292	1275	1194	1232	1545
Att/Det Gar Sqft	440	240	440	440		504
Prior Land	$13,400					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,000
Sale Date		11/18/2019	6/5/2019	11/12/2019	9/28/2018	3/26/2020
Sale Price		$145,000	$137,000	$139,900	$96,500	$131,000
Time Adj Sale Price		$147,400	$141,600	$142,200	$103,700	$131,900
TADJSP/SQFT		$114.09	$111.06	$119.10	$84.17	$85.37
Total Adj Factors	$44,500	$53,100	$44,000	$50,900	$32,500	$66,400
Adjusted Sale Price		$138,800	$142,100	$135,800	$115,700	$110,000
Comparable Estimate	$128,000 ($86.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-4	91.09-6-9	91.09-6-4	91.09-6-12	91.10-5-15	91.09-3-25
Owner	Hernandez, Melissa	Heide, William	Hernandez, Melissa	Graves, Crystal	Kumm, Michael J	Kothen-Walsh, Amanda
Address	163 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	203 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 233	50 x 236	50 x 233	50 x 237	68 x 86	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	1950 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 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	3 Partial 0	4 Full 0
1st Sty Area	915	752	915	834	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1275	1292	1275	1194	1232	1069
Att/Det Gar Sqft	440	240	440	440		480
Prior Land	$13,400					
Prior Total	$67,100					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/18/2019	6/5/2019	11/12/2019	9/28/2018	9/16/2020
Sale Price		$145,000	$137,000	$139,900	$96,500	$139,000
Time Adj Sale Price		$147,400	$141,600	$142,200	$103,700	$139,000
TADJSP/SQFT		$114.09	$111.06	$119.10	$84.17	$130.03
Total Adj Factors	$44,000	$53,100	$44,000	$50,900	$32,500	$52,800
Adjusted Sale Price		$138,300	$141,600	$135,300	$115,200	$130,200
Comparable Estimate	$132,000 ($103.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-5	91.09-6-12	91.09-6-9	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Beverly Eric C	Graves, Crystal	Heide, William	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	169 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 234	50 x 237	50 x 236	50 x 233	68 x 86	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	1953 / 0	1950 / 0	1946 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 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	752	834	752	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 242	0 242	0 200	0 0	0 0	0 0
SFLA	1112	1194	1292	1275	1232	1069
Att/Det Gar Sqft	400	440	240	440		480
Prior Land	$13,400					
Prior Total	$66,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$139,900	$145,000	$137,000	$96,500	$139,000
Time Adj Sale Price		$142,200	$147,400	$141,600	$103,700	$139,000
TADJSP/SQFT		$119.10	$114.09	$111.06	$84.17	$130.03
Total Adj Factors	$38,800	$50,900	$53,100	$44,000	$32,500	$52,800
Adjusted Sale Price		$130,100	$133,100	$136,400	$110,000	$125,000
Comparable Estimate	$127,000 ($114.21/SFLA)					

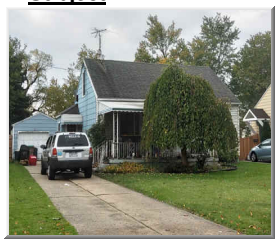
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-6	91.09-6-12	91.09-6-9	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Hildebrandt, Mary Jane	Graves, Crystal	Heide, William	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	173 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 234	50 x 237	50 x 236	50 x 233	68 x 86	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	1950 / 0	1950 / 0	1946 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	4	4	4	4	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 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	752	834	752	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1112	1194	1292	1275	1232	1069
Att/Det Gar Sqft	320	440	240	440		480
Prior Land	$13,400					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$139,900	$145,000	$137,000	$96,500	$139,000
Time Adj Sale Price		$142,200	$147,400	$141,600	$103,700	$139,000
TADJSP/SQFT		$119.10	$114.09	$111.06	$84.17	$130.03
Total Adj Factors	$40,100	$50,900	$53,100	$44,000	$32,500	$52,800
Adjusted Sale Price		$131,400	$134,400	$137,700	$111,300	$126,300
Comparable Estimate	$128,000 ($115.11/SFLA)					

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

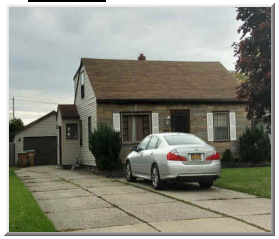
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-7	91.09-6-12	91.09-6-9	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Horohoe, Gregg	Graves, Crystal	Heide, William	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	179 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 234	50 x 237	50 x 236	50 x 233	68 x 86	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	1949 / 0	1950 / 0	1946 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 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	752	834	752	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1112	1194	1292	1275	1232	1069
Att/Det Gar Sqft	308	440	240	440		480
Prior Land	$13,400					
Prior Total	$68,100					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$139,900	$145,000	$137,000	$96,500	$139,000
Time Adj Sale Price		$142,200	$147,400	$141,600	$103,700	$139,000
TADJSP/SQFT		$119.10	$114.09	$111.06	$84.17	$130.03
Total Adj Factors	$37,500	$50,900	$53,100	$44,000	$32,500	$52,800
Adjusted Sale Price		$128,800	$131,800	$135,100	$108,700	$123,700
Comparable Estimate	$126,000 ($113.31/SFLA)					

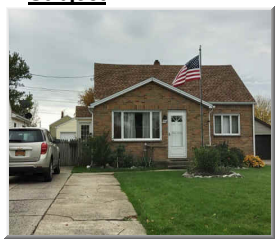
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-8	91.09-6-12	91.09-6-9	91.09-6-4	91.09-3-25	91.10-5-15
Owner	Kushion, Robert J	Graves, Crystal	Heide, William	Hernandez, Melissa	Kothen-Walsh, Amanda	Kumm, Michael J
Address	183 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	26 Beale Ave	17 Donlen 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	108	108	108	108	102	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 235	50 x 237	50 x 236	50 x 233	50 x 139	68 x 86
Building 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	1946 / 0	1950 / 0	1951 / 0	1944 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	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	3 Partial 0
1st Sty Area	720	834	752	915	713	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1080	1194	1292	1275	1069	1232
Att/Det Gar Sqft	260 672	440	240	440	480	
Prior Land	$13,400					
Prior Total	$65,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$16,900	$9,000
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/16/2020	9/28/2018
Sale Price		$139,900	$145,000	$137,000	$139,000	$96,500
Time Adj Sale Price		$142,200	$147,400	$141,600	$139,000	$103,700
TADJSP/SQFT		$119.10	$114.09	$111.06	$130.03	$84.17
Total Adj Factors	$42,000	$50,900	$53,100	$44,000	$52,800	$32,500
Adjusted Sale Price		$133,300	$136,300	$139,600	$128,200	$113,200
Comparable Estimate	$130,000 ($120.37/SFLA)					

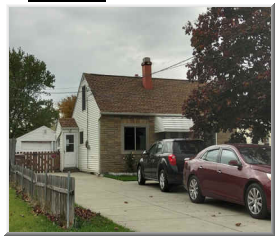
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-9	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Heide, William	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	189 Maryvale Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 236	50 x 236	50 x 237	50 x 233	68 x 86	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	1946 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 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	3 Partial 0	4 Full 0
1st Sty Area	752	752	834	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 242	0 0	0 0	0 0
SFLA	1292	1292	1194	1275	1232	1069
Att/Det Gar Sqft	240	240	440	440		480
Prior Land	$13,400					
Prior Total	$64,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$145,000	$139,900	$137,000	$96,500	$139,000
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$139,000
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$130.03
Total Adj Factors	$63,400	$53,100	$50,900	$44,000	$32,500	$52,800
Adjusted Sale Price		$157,700	$154,700	$161,000	$134,600	$149,600
Comparable Estimate	$152,000 ($117.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-39	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Horey, Charles N	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	2-4 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	86 x 117	78 x 110	75 x 92	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	2024	1482	1568	1708	1402	1484
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	2024	1482	1568	1708	1604	1484
Att/Det Gar Sqft	690		528	280	266	
Prior Land	$14,000					
Prior Total	$61,000					
Comp Land Estimate	$12,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$120,500	$138,000	$94,000	$95,000	$104,076
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$112,500
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$75.81
Total Adj Factors	$54,700	$45,400	$49,700	$26,800	$19,200	$45,600
Adjusted Sale Price		$129,800	$143,900	$125,400	$136,500	$121,600
Comparable Estimate	$131,000 ($64.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-10	80.19-1-1	80.19-4-7	91.20-1-1	102.12-6-18	102.12-6-14
Owner	Bakowski Darcy P	Hayward, Humayyah L	Russell, Judith	Moses, Carolyn	Bird, Stephen B	Webb, Russell E
Address	193 Maryvale Dr	116 Yvonne Ave	16 Wilshire Rd	3357 Genesee St	119 Zoerb Ave	103 Zoerb 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	108	102	103	109	110	110
School Code	143003	143003	143003	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 236	50 x 107	40 x 160	217 x 200	51 x 142	50 x 145
Building 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	1947 / 0	1960 / 0	1957 / 0	1943 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	2.0	1.7	1.7
Bedrooms	4	5	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1000	1144	1080	1502	980	1216
2nd Sty Area	0	0	0	399	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1540	2002	1930	2510	1715	1768
Att/Det Gar Sqft		440		576	528	528
Prior Land	$13,400					
Prior Total	$70,600					
Comp Land Estimate	$11,000	$14,800	$13,000	$37,000	$17,200	$17,200
Sale Date		2/21/2020	11/16/2018	3/6/2020	4/25/2019	6/10/2019
Sale Price		$165,000	$110,000	$190,000	$165,000	$169,000
Time Adj Sale Price		$166,400	$116,900	$191,300	$171,600	$174,700
TADJSP/SQFT		$83.12	$60.57	$76.22	$100.06	$98.81
Total Adj Factors	$42,100	$79,800	$60,900	$121,200	$80,100	$81,900
Adjusted Sale Price		$128,700	$98,100	$112,200	$133,600	$134,900
Comparable Estimate	$122,000 ($79.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-11	91.09-6-9	91.09-6-12	91.09-6-4	91.10-7-53	91.10-5-15
Owner	Pridgen, Markeith	Heide, William	Graves, Crystal	Hernandez, Melissa	Gangarossa, Josef	Kumm, Michael J
Address	199 Maryvale Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	206 Westbrook Dr	17 Donlen 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	108	108	108	108	102	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 236	50 x 236	50 x 237	50 x 233	50 x 125	68 x 86
Building 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	1946 / 0	1950 / 0	1950 / 0	1950 / 0	1944 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1072	752	834	915	1050	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1612	1292	1194	1275	1545	1232
Att/Det Gar Sqft	440	240	440	440	504	
Prior Land	$13,400					
Prior Total	$74,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$16,000	$9,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	3/26/2020	9/28/2018
Sale Price		$145,000	$139,900	$137,000	$131,000	$96,500
Time Adj Sale Price		$147,400	$142,200	$141,600	$131,900	$103,700
TADJSP/SQFT		$114.09	$119.10	$111.06	$85.37	$84.17
Total Adj Factors	$51,200	$53,100	$50,900	$44,000	$66,400	$32,500
Adjusted Sale Price		$145,500	$142,500	$148,800	$116,700	$122,400
Comparable Estimate	$135,000 ($83.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-12	91.09-6-12	91.09-6-9	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Graves, Crystal	Graves, Crystal	Heide, William	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	203 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 237	50 x 237	50 x 236	50 x 233	68 x 86	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	1950 / 0	1950 / 0	1946 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 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	834	834	752	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 242	0 242	0 200	0 0	0 0	0 0
SFLA	1194	1194	1292	1275	1232	1069
Att/Det Gar Sqft	440	440	240	440		480
Prior Land	$13,400					
Prior Total	$64,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$139,900	$145,000	$137,000	$96,500	$139,000
Time Adj Sale Price		$142,200	$147,400	$141,600	$103,700	$139,000
TADJSP/SQFT		$119.10	$114.09	$111.06	$84.17	$130.03
Total Adj Factors	$50,900	$50,900	$53,100	$44,000	$32,500	$52,800
Adjusted Sale Price		$142,200	$145,200	$148,500	$122,100	$137,100
Comparable Estimate	$139,000 ($116.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-13	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.10-7-53
Owner	Ciolek Charles C	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Gangarossa, Josef
Address	209 Maryvale Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	206 Westbrook 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 237	50 x 236	50 x 237	50 x 233	68 x 86	50 x 125
Building 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	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1950 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / 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	4	4	4	4	3
Full/Half Baths	2 / 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	3 Partial 0	3 Partial 0
1st Sty Area	1140	752	834	915	896	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1500	1292	1194	1275	1232	1545
Att/Det Gar Sqft	280	240	440	440		504
Prior Land	$13,400					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	3/26/2020
Sale Price		$145,000	$139,900	$137,000	$96,500	$131,000
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$131,900
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$85.37
Total Adj Factors	$49,800	$53,100	$50,900	$44,000	$32,500	$66,400
Adjusted Sale Price		$144,100	$141,100	$147,400	$121,000	$115,300
Comparable Estimate	$134,000 ($89.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-14	91.09-6-9	91.09-6-12	91.09-6-4	91.10-7-53	91.10-5-15
Owner	TTP Homes LLC	Heide, William	Graves, Crystal	Hernandez, Melissa	Gangarossa, Josef	Kumm, Michael J
Address	213 Maryvale Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	206 Westbrook Dr	17 Donlen 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	108	108	108	108	102	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 238	50 x 236	50 x 237	50 x 233	50 x 125	68 x 86
Building 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	1949 / 0	1946 / 0	1950 / 0	1950 / 0	1950 / 0	1944 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	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	3 Partial 0	3 Partial 0
1st Sty Area	1201	752	834	915	1050	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1561	1292	1194	1275	1545	1232
Att/Det Gar Sqft	300	240	440	440	504	
Prior Land	$13,400					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$16,000	$9,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	3/26/2020	9/28/2018
Sale Price		$145,000	$139,900	$137,000	$131,000	$96,500
Time Adj Sale Price		$147,400	$142,200	$141,600	$131,900	$103,700
TADJSP/SQFT		$114.09	$119.10	$111.06	$85.37	$84.17
Total Adj Factors	$51,200	$53,100	$50,900	$44,000	$66,400	$32,500
Adjusted Sale Price		$145,500	$142,500	$148,800	$116,700	$122,400
Comparable Estimate	$135,000 ($86.48/SFLA)					

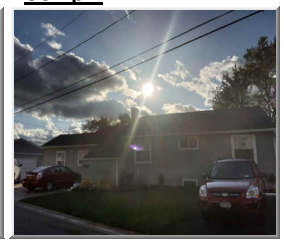
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-16	91.09-6-12	91.09-6-9	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Pacenzia, Frank	Graves, Crystal	Heide, William	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	223 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 239	50 x 237	50 x 236	50 x 233	68 x 86	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	1949 / 0	1950 / 0	1946 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 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	720	834	752	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1080	1194	1292	1275	1232	1069
Att/Det Gar Sqft	440	440	240	440		480
Prior Land	$13,400					
Prior Total	$64,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$139,900	$145,000	$137,000	$96,500	$139,000
Time Adj Sale Price		$142,200	$147,400	$141,600	$103,700	$139,000
TADJSP/SQFT		$119.10	$114.09	$111.06	$84.17	$130.03
Total Adj Factors	$37,900	$50,900	$53,100	$44,000	$32,500	$52,800
Adjusted Sale Price		$129,200	$132,200	$135,500	$109,100	$124,100
Comparable Estimate	$126,000 ($116.67/SFLA)					

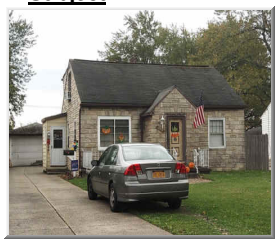
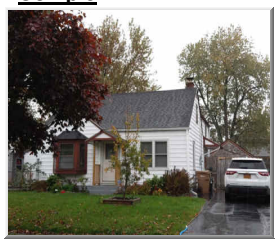
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-17	91.09-6-12	91.09-6-9	91.09-6-4	91.10-5-15	91.09-3-25
Owner	Rogala James	Graves, Crystal	Heide, William	Hernandez, Melissa	Kumm, Michael J	Kothen-Walsh, Amanda
Address	229 Maryvale Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	26 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 239	50 x 237	50 x 236	50 x 233	68 x 86	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	1949 / 0	1950 / 0	1946 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 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	720	834	752	915	896	713
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1080	1194	1292	1275	1232	1069
Att/Det Gar Sqft	440	440	240	440		480
Prior Land	$13,400					
Prior Total	$64,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,900
Sale Date		11/12/2019	11/18/2019	6/5/2019	9/28/2018	9/16/2020
Sale Price		$139,900	$145,000	$137,000	$96,500	$139,000
Time Adj Sale Price		$142,200	$147,400	$141,600	$103,700	$139,000
TADJSP/SQFT		$119.10	$114.09	$111.06	$84.17	$130.03
Total Adj Factors	$37,900	$50,900	$53,100	$44,000	$32,500	$52,800
Adjusted Sale Price		$129,200	$132,200	$135,500	$109,100	$124,100
Comparable Estimate	$126,000 ($116.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-18	91.14-4-18	91.14-7-7	91.10-9-2	91.14-12-45	91.06-4-27
Owner	Markiewicz Gary A	Weed, Megan E	Davis, Quinclon	Mueller, Eric J	Collins, Brian	Montes, Selena R
Address	233 Maryvale Dr	167 Cedargrove Cir	12 Starcrest Dr	151 Seton Rd	2-4 Kingswood Dr	38 Dania 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	108	108	108	102	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 239	87 x 100	57 x 94	51 x 100	89 x 115	50 x 118
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	1950 / 0	1943 / 0	1942 / 0	1952 / 0	1941 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	720	896	896	896	1604	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 450
SFLA	720	896	896	896	1604	876
Att/Det Gar Sqft	440			576	528	484
Prior Land	$13,400					
Prior Total	$51,900					
Comp Land Estimate	$11,000	$11,000	$9,000	$14,400	$12,000	$15,600
Sale Date		12/28/2018	12/21/2018	8/14/2020	9/9/2020	7/6/2020
Sale Price		$81,500	$89,900	$138,600	$166,500	$154,250
Time Adj Sale Price		$86,100	$95,000	$138,600	$166,500	$154,300
TADJSP/SQFT		$96.09	$106.03	$154.69	$103.80	$176.14
Total Adj Factors	$35,200	$24,400	$40,600	$50,500	$63,500	$49,800
Adjusted Sale Price		$96,900	$89,600	$123,300	$138,200	$139,700
Comparable Estimate	$118,000 ($163.89/SFLA)					

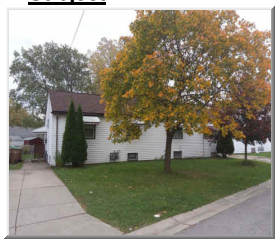
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 108_ENPM_OPTIONS

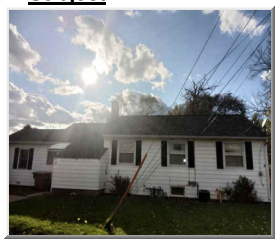
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-19	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.09-3-21
Owner	Nowak, Gary M	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Clark, Kristopher L
Address	239 Maryvale Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	46 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 240	50 x 236	50 x 237	50 x 233	68 x 86	50 x 138
Building 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	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1952 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 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	3 Partial 0	4 Full 0
1st Sty Area	752	752	834	915	896	881
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1292	1292	1194	1275	1232	1355
Att/Det Gar Sqft	352	240	440	440		336
Prior Land	$13,400					
Prior Total	$86,900					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,800
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	8/30/2019
Sale Price		$145,000	$139,900	$137,000	$96,500	$140,000
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$143,800
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$106.13
Total Adj Factors	$44,800	$53,100	$50,900	$44,000	$32,500	$60,100
Adjusted Sale Price		$139,100	$136,100	$142,400	$116,000	$128,500
Comparable Estimate	$132,000 ($102.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-8	91.14-8-3	91.06-15-40	91.14-9-7	91.14-7-11	91.14-7-10
Owner	WNY Apartments LLC	Huber, Michael J	Gadzo, Ryan J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P
Address	343 Maryvale Dr	10-12 Donlen Dr	104 Oehman Blvd	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	102	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	62 x 88	75 x 92	50 x 140	78 x 110	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1964 / 0	1943 / 0	1961 / 0	1940 / 0	1942 / 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	D Economy 100	D Economy 95
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	2.0	1.0	1.0	1.5
Bedrooms	6	4	6	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	2335	1568	1272	1482	1708	1402
2nd Sty Area	0	0	1200	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 0
SFLA	2335	1568	2472	1482	1708	1604
Att/Det Gar Sqft		528	400		280	266
Prior Land	$30,000					
Prior Total	$34,000					
Comp Land Estimate	$9,000	$10,000	$17,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	7/28/2020	9/3/2020	5/3/2019	11/30/2018
Sale Price		$138,000	$170,000	$120,500	$94,000	$95,000
Time Adj Sale Price		$138,900	$170,000	$120,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$68.77	$81.31	$57.08	$62.97
Total Adj Factors	$69,900	$49,700	$86,000	$45,400	$26,800	$19,200
Adjusted Sale Price		$159,100	$153,900	$145,000	$140,600	$151,700
Comparable Estimate	$150,000 ($64.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-41	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-10
Owner	Overton, Stephen C	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Buckles, Brienne P
Address	5-7 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 101	78 x 110	75 x 92	86 x 100	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	3	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$12,100					
Prior Total	$58,900					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$62.97
Total Adj Factors	$42,800	$45,400	$49,700	$20,800	$45,600	$19,200
Adjusted Sale Price		$117,900	$132,000	$112,300	$109,700	$124,600
Comparable Estimate	$119,000 ($83.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-14	102.45-5-38	90.84-2-57	91.05-5-14	91.15-11-10	91.06-15-40
Owner	Windwood Place LLC	Ha, Andrew	Lowville Enterprises LL	Monim, Thahia	Dublin Properties, Inc.	Gadzo, Ryan J
Address	11-17 Nugget Dr	121 Reo Ave	105 East End Ave	8 Loretto Dr	94 Vegola Ave	104 Oehman Blvd
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	108	105	105	102	109	102
School Code	143003	143001	143001	143003	143002	143003
Site No.	1	1	1	1	1	1
Land Size	94 x 75	30 x 134	30 x 111	60 x 117	55 x 120	50 x 140
Building Style	14 other	08 Old style	08 Old style	14 Unknown	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 1985	1927 / 0	1900 / 0	1951 / 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 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 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	2.0	2.0	2.0	2.0
Bedrooms	6	7	5	3	6	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1690	1674	1400	1480	1344	1272
2nd Sty Area	1690	1584	968	400	1240	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 840	0 0	0 600
SFLA	3380	3258	2368	1880	2584	2472
Att/Det Gar Sqft			323	484	440	400
Prior Land	$11,500					
Prior Total	$34,900					
Comp Land Estimate	$10,000	$0	$7,000	$17,200	$17,000	$17,000
Sale Date		9/3/2019	11/21/2019	10/6/2020	1/9/2020	7/28/2020
Sale Price		$166,000	$74,900	$87,500	$215,000	$170,000
Time Adj Sale Price		$169,900	$76,200	$87,500	$217,200	$170,000
TADJSP/SQFT		$52.15	$32.18	$46.54	$84.06	$68.77
Total Adj Factors	$68,700	$0	$27,100	$15,700	$97,400	$86,000
Adjusted Sale Price		$0	$117,800	$140,500	$188,500	$152,700
Comparable Estimate	$150,000 ($44.38/SFLA)					

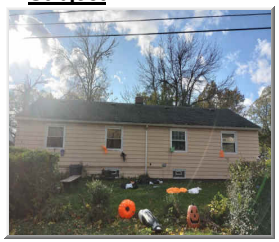
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-25	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Feind, Hailey L	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	3 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	94 x 105	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1600	1482	1568	1484	1402	1708
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	1600	1482	1568	1484	1604	1708
Att/Det Gar Sqft			528		266	280
Prior Land	$11,000					
Prior Total	$61,300					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$43,700	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$118,800	$132,900	$110,600	$125,500	$114,400
Comparable Estimate	$120,000 ($75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-21	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Nichter, Janice M	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	4 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	118 x 87	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1524	1482	1568	1484	1402	1708
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	1524	1482	1568	1484	1604	1708
Att/Det Gar Sqft			528		266	280
Prior Land	$15,000					
Prior Total	$53,100					
Comp Land Estimate	$13,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$47,600	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$122,700	$136,800	$114,500	$129,400	$118,300
Comparable Estimate	$124,000 ($81.36/SFLA)					

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

Roll Year: 2021

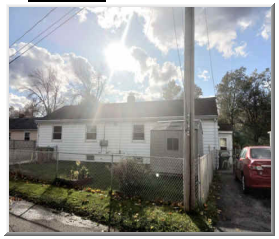
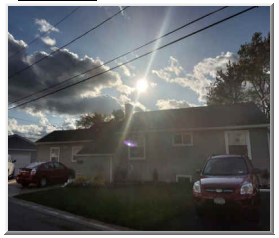
Option : 108_ENPM_OPTIONS



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-20	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.10-5-31
Owner	Plauman, Charles A	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Cooper & Cooper Prope
Address	6 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 72	78 x 110	75 x 92	100 x 101	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1455	1402
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	1402	1482	1568	1484	1455	1402
Att/Det Gar Sqft			528		420	
Prior Land	$10,300					
Prior Total	$45,500					
Comp Land Estimate	$9,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$59.06
Total Adj Factors	$37,500	$45,400	$49,700	$45,600	$20,800	$29,000
Adjusted Sale Price		$112,600	$126,700	$104,400	$107,000	$91,300
Comparable Estimate	$108,000 ($77.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-26	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Burger Elizabeth	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	7 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 126	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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	1.5
Bedrooms	4	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1725	1482	1568	1708	1484	1402
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	1725	1482	1568	1708	1484	1604
Att/Det Gar Sqft			528	280		266
Prior Land	$10,300					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$47,900	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$123,000	$137,100	$118,600	$114,800	$129,700
Comparable Estimate	$125,000 ($72.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-27	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Russell, Leonetta	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	9 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 126	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1500	1482	1568	1484	1455	1402
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	1500	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$10,600					
Prior Total	$74,200					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$49,300	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$124,400	$138,500	$116,200	$118,800	$131,100
Comparable Estimate	$126,000 ($84/SFLA)					

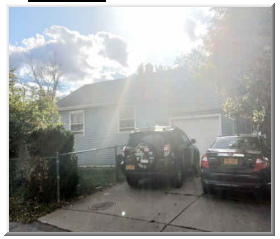
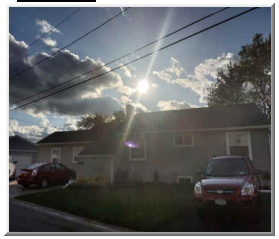
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-19	91.14-12-45	91.14-7-7	91.18-7-14	91.15-3-17	91.15-4-2
Owner	Walleshauser, Joanne	Collins, Brian	Davis, Quinclon	Medina, Shawna L	Park, Doreen M	Addison, Candace M
Address	10 Pendlewood Dr	2-4 Kingswood Dr	12 Starcrest Dr	138 Toelsin Rd	26 Thruway Ct	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	108	108	108	107	107	107
School Code	143003	143003	143003	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	77 x 72	89 x 115	57 x 94	50 x 140	51 x 122	60 x 95
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1942 / 0	1948 / 0	1957 / 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	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 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	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1509	1604	896	1396	1122	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1509	1604	896	1396	1122	1116
Att/Det Gar Sqft	4,444	528		638	396	280
Prior Land	$10,300					
Prior Total	$70,000					
Comp Land Estimate	$9,000	$12,000	$9,000	$14,000	$13,200	$12,800
Sale Date		9/9/2020	12/21/2018	1/10/2020	8/21/2020	5/13/2020
Sale Price		$166,500	$89,900	$167,000	$145,000	$135,000
Time Adj Sale Price		$166,500	$95,000	$168,700	$145,000	$135,500
TADJSP/SQFT		$103.80	$106.03	$120.85	$129.23	$121.42
Total Adj Factors	$84,700	$63,500	$40,600	$77,700	$63,600	$61,900
Adjusted Sale Price		$187,700	$139,100	$175,700	$166,100	$158,300
Comparable Estimate	$165,000 ($109.34/SFLA)					

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

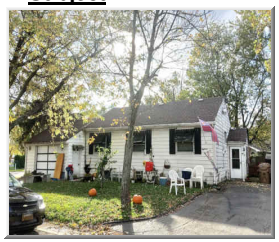
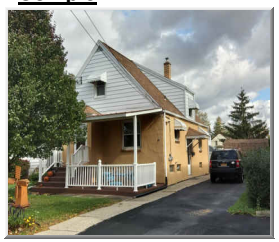
Roll Year: 2021

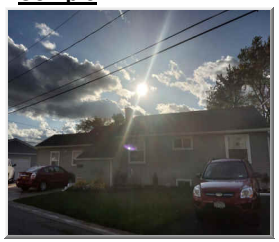
Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-28	91.18-4-10	91.10-5-15	91.09-6-9	91.09-6-12	91.09-6-4
Owner	Than Saw Ba	Tague, Jessica A	Kumm, Michael J	Heide, William	Graves, Crystal	Hernandez, Melissa
Address	13 Pendlewood Dr	85 Beryl Dr	17 Donlen Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale 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	108	107	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 126	91 x 174	68 x 86	50 x 236	50 x 237	50 x 233
Building 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	1942 / 0	1952 / 0	1944 / 0	1946 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 95	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 Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 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	1200	1319	896	752	834	915
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 700	0 0	0 200	0 242	0 0
SFLA	1788	1829	1232	1292	1194	1275
Att/Det Gar Sqft	280	480		240	440	440
Prior Land	$11,000					
Prior Total	$60,000					
Comp Land Estimate	$12,000	$20,400	$9,000	$11,000	$11,000	$11,000
Sale Date		9/30/2019	9/28/2018	11/18/2019	11/12/2019	6/5/2019
Sale Price		$159,900	$96,500	$145,000	$139,900	$137,000
Time Adj Sale Price		$163,700	$103,700	$147,400	$142,200	$141,600
TADJSP/SQFT		$89.50	$84.17	$114.09	$119.10	$111.06
Total Adj Factors	$51,800	$106,900	$32,500	$53,100	$50,900	$44,000
Adjusted Sale Price		$108,600	$123,000	$146,100	$143,100	$149,400
Comparable Estimate	$134,000 ($74.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-18	91.14-7-7	91.14-12-45	91.18-3-47	91.14-4-18	91.15-3-17
Owner	Griffin, Todd M	Davis, Quinclon	Collins, Brian	Clement, Crystal L	Weed, Megan E	Park, Doreen M
Address	14 Pendlewood Dr	12 Starcrest Dr	2-4 Kingswood Dr	31 Crestwood Pl	167 Cedargrove Cir	26 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	108	108	108	107	108	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	64 x 67	57 x 94	89 x 115	50 x 120	87 x 100	51 x 122
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	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1941 / 0	1949 / 0	1943 / 0	1957 / 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	D Economy 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 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 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1002	896	1604	1008	896	1122
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	1002	896	1604	1008	896	1122
Att/Det Gar Sqft	240		528			396
Prior Land	$8,900					
Prior Total	$54,200					
Comp Land Estimate	$8,000	$9,000	$12,000	$13,000	$11,000	$13,200
Sale Date		12/21/2018	9/9/2020	9/25/2020	12/28/2018	8/21/2020
Sale Price		$89,900	$166,500	$112,500	$81,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$112,500	$86,100	$145,000
TADJSP/SQFT		$106.03	$103.80	$111.61	$96.09	$129.23
Total Adj Factors	$38,700	$40,600	$63,500	$52,800	$24,400	$63,600
Adjusted Sale Price		$93,100	$141,700	$98,400	$100,400	$120,100
Comparable Estimate	$111,000 ($110.78/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	91.14-10-20	91.10-5-15	91.09-6-9	91.09-6-12	91.09-6-4	91.18-3-50
Owner	Pfohl, Paul P	Kumm, Michael J	Heide, William	Graves, Crystal	Hernandez, Melissa	Ciffa-Koszuta, James J
Address	18 Pendlewood Dr	17 Donlen Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	53 x 90	68 x 86	50 x 236	50 x 237	50 x 233	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	1942 / 0	1944 / 0	1946 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	2 Fair	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	4	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 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	1032	896	752	834	915	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 256	0 0	0 200	0 242	0 0	0 0
SFLA	1368	1232	1292	1194	1275	1354
Att/Det Gar Sqft	345		240	440	440	
Prior Land	$9,500					
Prior Total	$52,700					
Comp Land Estimate	$8,000	$9,000	$11,000	$11,000	$11,000	$13,000
Sale Date		9/28/2018	11/18/2019	11/12/2019	6/5/2019	8/30/2019
Sale Price		$96,500	$145,000	$139,900	$137,000	$106,000
Time Adj Sale Price		$103,700	$147,400	$142,200	$141,600	$108,800
TADJSP/SQFT		$84.17	$114.09	$119.10	$111.06	$80.35
Total Adj Factors	$32,800	$32,500	$53,100	$50,900	$44,000	$55,300
Adjusted Sale Price		$104,000	$127,100	$124,100	$130,400	$86,300
Comparable Estimate	$114,000 ($83.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-38	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-12-45
Owner	Penn, Gary D	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Collins, Brian
Address	6-8 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	2-4 Kingswood Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	210 1 Family Res
Neighborhood	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 104	78 x 110	75 x 92	79 x 105	79 x 103	89 x 115
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	3	4	4	3	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1691	1482	1568	1708	1402	1604
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	1691	1482	1568	1708	1604	1604
Att/Det Gar Sqft	245		528	280	266	528
Prior Land	$12,100					
Prior Total	$52,300					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	9/9/2020
Sale Price		$120,500	$138,000	$94,000	$95,000	$166,500
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$166,500
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$103.80
Total Adj Factors	$57,400	$45,400	$49,700	$26,800	$19,200	$63,500
Adjusted Sale Price		$132,500	$146,600	$128,100	$139,200	$160,400
Comparable Estimate	$141,000 ($83.38/SFLA)					

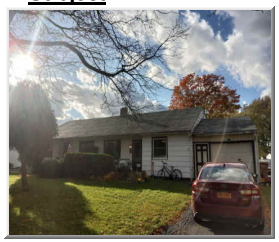
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-36	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Selapack, Joseph G Jr.	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	22 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 92	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1482	1568	1484	1455	1402
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	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$11,800					
Prior Total	$56,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$39,900	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$115,000	$129,100	$106,800	$109,400	$121,700
Comparable Estimate	$116,000 ($79.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-19	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Shiesley Scott Michael	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	23 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	95 x 103	78 x 110	75 x 92	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1608	1482	1568	1484	1708	1402
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	1608	1482	1568	1484	1708	1604
Att/Det Gar Sqft	220		528		280	266
Prior Land	$14,000					
Prior Total	$63,100					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$94,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$97,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$57.08	$62.97
Total Adj Factors	$50,500	$45,400	$49,700	$45,600	$26,800	$19,200
Adjusted Sale Price		$125,600	$139,700	$117,400	$121,200	$132,300
Comparable Estimate	$127,000 ($78.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-37	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Lutz, Anthony F	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	24-26 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	83 x 104	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1474	1482	1568	1484	1455	1402
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	1474	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,900					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$50,200	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$125,300	$139,400	$117,100	$119,700	$132,000
Comparable Estimate	$127,000 ($86.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-18	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Carier, Maria L	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	27-29 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	71 x 113	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$12,300					
Prior Total	$71,900					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$42,400	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$117,500	$131,600	$109,300	$96,200	$111,900
Comparable Estimate	$113,000 ($80.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-38	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	D'Amico, Joseph D	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	30 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 117	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$13,400					
Prior Total	$48,100					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$45,300	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$120,400	$134,500	$112,200	$99,100	$114,800
Comparable Estimate	$116,000 ($82.74/SFLA)					

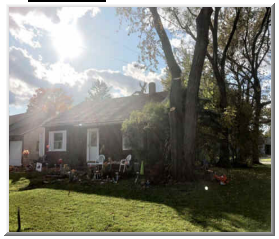
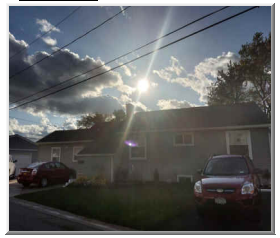


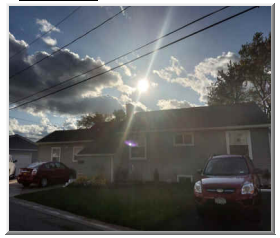
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-17	91.14-9-7	91.14-8-3	91.14-10-1	91.14-9-23	91.10-5-31
Owner	Klein, James N	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Wils, Michael C	Cooper & Cooper Prope
Address	31-33 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	15-17 Kingswood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	72 x 115	78 x 110	75 x 92	100 x 101	76 x 105	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1940 / 0	1942 / 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	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1374	1482	1568	1484	1001	1402
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	1374	1482	1568	1484	1001	1402
Att/Det Gar Sqft	220		528			
Prior Land	$12,400					
Prior Total	$46,900					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	7/17/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$85,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$87,600	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$87.51	$59.06
Total Adj Factors	$44,100	$45,400	$49,700	$45,600	$19,200	$29,000
Adjusted Sale Price		$119,200	$133,300	$111,000	$112,500	$97,900
Comparable Estimate	$115,000 ($83.7/SFLA)					

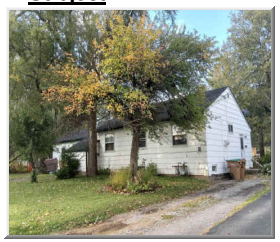
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-39	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Dhanens, Patricia A	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	34 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 123	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft	240		528			420
Prior Land	$13,700					
Prior Total	$48,100					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$47,600	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$122,700	$136,800	$114,500	$101,400	$117,100
Comparable Estimate	$119,000 ($84.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-40	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-11	91.14-7-10
Owner	McMurray, Russell	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	36-38 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	92 x 124	78 x 110	75 x 92	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1720	1482	1568	1484	1708	1402
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	1680	1482	1568	1484	1708	1604
Att/Det Gar Sqft	440		528		280	266
Prior Land	$15,200					
Prior Total	$80,000					
Comp Land Estimate	$13,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$94,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$97,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$57.08	$62.97
Total Adj Factors	$54,300	$45,400	$49,700	$45,600	$26,800	$19,200
Adjusted Sale Price		$129,400	$143,500	$121,200	$125,000	$136,100
Comparable Estimate	$131,000 ($77.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-16	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.10-5-31
Owner	Quale, Michael D	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Cooper & Cooper Prope
Address	37 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 115	78 x 110	75 x 92	100 x 101	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1484	1455	1402
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	1428	1482	1568	1484	1455	1402
Att/Det Gar Sqft	275		528		420	
Prior Land	$13,200					
Prior Total	$46,900					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$59.06
Total Adj Factors	$42,500	$45,400	$49,700	$45,600	$20,800	$29,000
Adjusted Sale Price		$117,600	$131,700	$109,400	$112,000	$96,300
Comparable Estimate	$113,000 ($79.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-15	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.15-4-2
Owner	Quale, Grant W	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Addison, Candace M
Address	39 Pendlewood Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 79	57 x 94	87 x 100	89 x 115	50 x 120	60 x 95
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	837	896	896	1604	1008	1116
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	837	896	896	1604	1008	1116
Att/Det Gar Sqft	837			528		280
Prior Land	$10,200					
Prior Total	$50,600					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$12,800
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	5/13/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$135,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$135,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$121.42
Total Adj Factors	$39,300	$40,600	$24,400	$63,500	$52,800	$61,900
Adjusted Sale Price		$93,700	$101,000	$142,300	$99,000	$112,900
Comparable Estimate	$110,000 ($131.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-42	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.18-5-38
Owner	DeBoy, Paul	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Feliciano, Juan
Address	9 Brookhaven Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 101	57 x 94	87 x 100	89 x 115	50 x 120	52 x 107
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	714	896	896	1604	1008	832
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	714	896	896	1604	1008	832
Att/Det Gar Sqft				528		440
Prior Land	$10,300					
Prior Total	$46,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$12,600
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/12/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$116,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$139.42
Total Adj Factors	$29,900	$40,600	$24,400	$63,500	$52,800	$50,300
Adjusted Sale Price		$84,300	$91,600	$132,900	$89,600	$95,600
Comparable Estimate	$99,000 ($138.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-41	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Foster, Sally	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	40-42 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	39 x 159	78 x 110	75 x 92	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1708	1482	1568	1484	1708	1402
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	1668	1482	1568	1484	1708	1604
Att/Det Gar Sqft			528		280	266
Prior Land	$9,200					
Prior Total	$53,100					
Comp Land Estimate	$8,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$94,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$97,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$57.08	$62.97
Total Adj Factors	$36,700	$45,400	$49,700	$45,600	$26,800	$19,200
Adjusted Sale Price		$111,800	$125,900	$103,600	$107,400	$118,500
Comparable Estimate	$113,000 ($67.75/SFLA)					

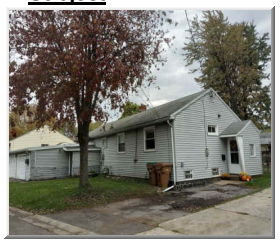
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-42	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Neureuther, Martin O	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	44-46 Pendlewood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	68 x 100	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1653	1482	1568	1484	1402	1708
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	1576	1482	1568	1484	1604	1708
Att/Det Gar Sqft			528		266	280
Prior Land	$11,300					
Prior Total	$59,700					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$39,500	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$114,600	$128,700	$106,400	$121,300	$110,200
Comparable Estimate	$116,000 ($73.6/SFLA)					

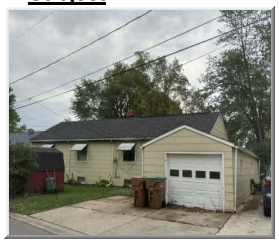
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

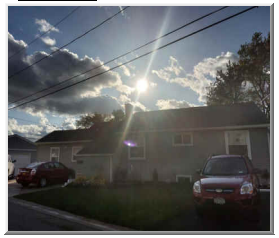
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-14	91.10-5-15	91.09-6-9	91.09-6-12	91.09-6-4	91.19-2-7
Owner	Neureuther, Kathryn	Kumm, Michael J	Heide, William	Graves, Crystal	Hernandez, Melissa	Pfentner, Jennifer L
Address	48 Pendlewood Dr	17 Donlen Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	26 Laurentian 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	108	108	108	108	108	109
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 89	68 x 86	50 x 236	50 x 237	50 x 233	50 x 125
Building 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	1944 / 0	1944 / 0	1946 / 0	1950 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 95	C Average 100	C Average 100	C Average 100	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 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	1119	896	752	834	915	976
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 242	0 0	0 455
SFLA	1457	1232	1292	1194	1275	1431
Att/Det Gar Sqft	312		240	440	440	484
Prior Land	$9,800					
Prior Total	$64,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$11,000	$11,000	$16,000
Sale Date		9/28/2018	11/18/2019	11/12/2019	6/5/2019	8/31/2020
Sale Price		$96,500	$145,000	$139,900	$137,000	$171,000
Time Adj Sale Price		$103,700	$147,400	$142,200	$141,600	$171,000
TADJSP/SQFT		$84.17	$114.09	$119.10	$111.06	$119.50
Total Adj Factors	$40,100	$32,500	$53,100	$50,900	$44,000	$70,200
Adjusted Sale Price		$111,300	$134,400	$131,400	$137,700	$140,900
Comparable Estimate	$131,000 ($89.91/SFLA)					

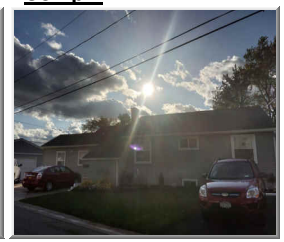
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-9	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-6-11
Owner	Urban, George C	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Shi, Ru
Address	1-3 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	100 x 90	75 x 92	78 x 110	79 x 105	79 x 103	86 x 100
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 95
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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1626	1568	1482	1708	1402	1455
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	1590	1568	1482	1708	1604	1455
Att/Det Gar Sqft		528		280	266	420
Prior Land	$13,700					
Prior Total	$47,700					
Comp Land Estimate	$12,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	1/11/2019
Sale Price		$138,000	$120,500	$94,000	$95,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$62.06
Total Adj Factors	$54,100	$49,700	$45,400	$26,800	$19,200	$20,800
Adjusted Sale Price		$143,300	$129,200	$124,800	$135,900	$123,600
Comparable Estimate	$131,000 ($82.39/SFLA)					

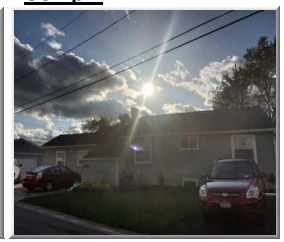
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-12	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Maile, Elaine M	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	2-4 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	93 x 86	75 x 92	78 x 110	86 x 100	79 x 92	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1510	1568	1482	1455	1402	1708
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	1510	1568	1482	1455	1402	1708
Att/Det Gar Sqft		528		420		280
Prior Land	$12,700					
Prior Total	$49,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$138,000	$120,500	$86,000	$77,500	$94,000
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$97,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$57.08
Total Adj Factors	$51,000	$49,700	$45,400	$20,800	$29,000	$26,800
Adjusted Sale Price		$140,200	$126,100	$120,500	$104,800	$121,700
Comparable Estimate	$123,000 ($81.46/SFLA)					

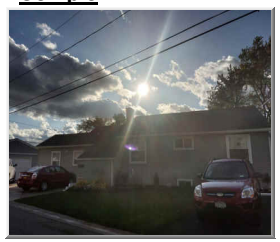
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-10	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-10-1
Owner	Whelan, Charles R	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Gill, Harneet
Address	5-7 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 90	75 x 92	78 x 110	86 x 100	79 x 92	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1568	1482	1455	1402	1484
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	1568	1482	1455	1402	1484
Att/Det Gar Sqft	660	528		420		
Prior Land	$11,500					
Prior Total	$52,900					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$10,000	$12,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	8/8/2018
Sale Price		$138,000	$120,500	$86,000	$77,500	$104,076
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$112,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$75.81
Total Adj Factors	$45,300	$49,700	$45,400	$20,800	$29,000	$45,600
Adjusted Sale Price		$134,500	$120,400	$114,800	$99,100	$112,200
Comparable Estimate	$116,000 ($79.73/SFLA)					

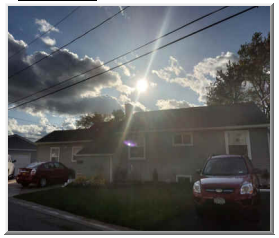
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-11	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Hagelberger Ronald H	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	6-8 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 85	75 x 92	78 x 110	86 x 100	79 x 92	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1509	1568	1482	1455	1402	1708
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	1509	1568	1482	1455	1402	1708
Att/Det Gar Sqft	421	528		420		280
Prior Land	$11,100					
Prior Total	$50,200					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$138,000	$120,500	$86,000	$77,500	$94,000
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$97,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$57.08
Total Adj Factors	$48,700	$49,700	$45,400	$20,800	$29,000	$26,800
Adjusted Sale Price		$137,900	$123,800	$118,200	$102,500	$119,400
Comparable Estimate	$120,000 ($79.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-3	91.14-12-45	91.14-7-7	91.14-4-18	91.18-8-35	91.10-9-2
Owner	Ferraro, Paula	Collins, Brian	Davis, Quinclon	Weed, Megan E	Krawczyk, Heather L	Mueller, Eric J
Address	9 Primrose Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	93 Andres Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	62 x 92	89 x 115	57 x 94	87 x 100	69 x 96	51 x 100
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	1943 / 0	1941 / 0	1942 / 0	1943 / 0	1968 / 0	1952 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1262	1604	896	896	1248	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 480	0 0
SFLA	1262	1604	896	896	1248	896
Att/Det Gar Sqft	576	528			528	576
Prior Land	$10,300					
Prior Total	$53,900					
Comp Land Estimate	$9,000	$12,000	$9,000	$11,000	$13,700	$14,400
Sale Date		9/9/2020	12/21/2018	12/28/2018	9/23/2020	8/14/2020
Sale Price		$166,500	$89,900	$81,500	$177,000	$138,600
Time Adj Sale Price		$166,500	$95,000	$86,100	$177,000	$138,600
TADJSP/SQFT		$103.80	$106.03	$96.09	$141.83	$154.69
Total Adj Factors	$49,500	$63,500	$40,600	$24,400	$72,500	$50,500
Adjusted Sale Price		$152,500	$103,900	$111,200	$154,000	$137,600
Comparable Estimate	$132,000 ($104.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-2	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Hess Dale	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	10 Primrose Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	62 x 89	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$10,300					
Prior Total	$46,300					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$34,500	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$88,900	$96,200	$122,600	$137,500	$94,200
Comparable Estimate	$108,000 ($120.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-39	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Stewart, James A	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	13 Primrose Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 94	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	924	896	896	896	1604	1008
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	924	896	896	896	1604	1008
Att/Det Gar Sqft	280			576	528	
Prior Land	$8,100					
Prior Total	$46,900					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$34,300	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$88,700	$96,000	$122,400	$137,300	$94,000
Comparable Estimate	$108,000 ($116.88/SFLA)					

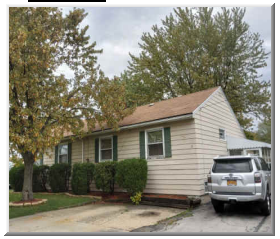
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-37	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.18-5-38
Owner	Songsangworn, Jan	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Feliciano, Juan
Address	10 Brookhaven Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 105	57 x 94	87 x 100	89 x 115	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	798	896	896	1604	1008	832
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	798	896	896	1604	1008	832
Att/Det Gar Sqft	294			528		440
Prior Land	$11,000					
Prior Total	$47,310					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$12,600
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/12/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$116,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$139.42
Total Adj Factors	$22,900	$40,600	$24,400	$63,500	$52,800	$50,300
Adjusted Sale Price		$77,300	$84,600	$125,900	$82,600	$88,600
Comparable Estimate	$92,000 ($115.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-40	91.14-12-45	91.14-7-7	91.14-4-18	91.09-1-13	91.06-18-14
Owner	Nelson, Martin L	Collins, Brian	Davis, Quinclon	Weed, Megan E	Washington, Mario	Gravelle, Renee C
Address	14 Primrose Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	68 Seton Rd	20 Woodland 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 91	89 x 115	57 x 94	87 x 100	75 x 103	70 x 166
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1942 / 0	1943 / 0	1957 / 0	1953 / 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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1494	1604	896	896	1581	1432
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 512	0 0	0 0	0 0	0 0	0 0
SFLA	1494	1604	896	896	1581	1432
Att/Det Gar Sqft		528			480	440
Prior Land	$7,900					
Prior Total	$64,200					
Comp Land Estimate	$9,000	$12,000	$9,000	$11,000	$17,600	$21,300
Sale Date		9/9/2020	12/21/2018	12/28/2018	7/29/2019	2/15/2019
Sale Price		$166,500	$89,900	$81,500	$163,000	$171,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$167,900	$179,000
TADJSP/SQFT		$103.80	$106.03	$96.09	$106.20	$125.00
Total Adj Factors	$49,600	$63,500	$40,600	$24,400	$84,100	$78,800
Adjusted Sale Price		$152,600	$104,000	$111,300	$133,400	$149,800
Comparable Estimate	$130,000 ($87.01/SFLA)					

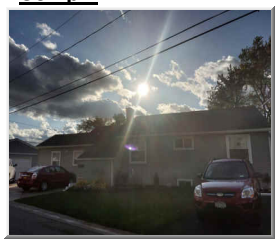
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-38	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Salverston, Harry	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	15-17 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 92	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1506	1568	1482	1402	1455	1484
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	1506	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,000					
Prior Total	$51,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$39,300	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$128,500	$114,400	$93,100	$108,800	$106,200
Comparable Estimate	$110,000 ($73.04/SFLA)					

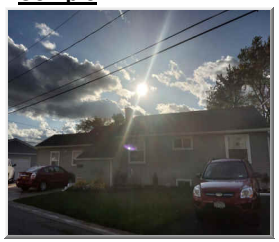
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-41	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Smith, Marjorie L	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	16-18 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 97	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1498	1568	1482	1402	1455	1484
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	1498	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,200					
Prior Total	$47,700					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$43,000	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$132,200	$118,100	$96,800	$112,500	$109,900
Comparable Estimate	$114,000 ($76.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-37	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Belscher, Justin L	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	19-21 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 92	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,200					
Prior Total	$50,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$36,700	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$125,900	$111,800	$90,500	$106,200	$103,600
Comparable Estimate	$108,000 ($77.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-42	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.10-5-31
Owner	Jakubczak, Nicholas M	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Cooper & Cooper Prope
Address	20-22 Primrose Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 97	75 x 92	78 x 110	79 x 105	79 x 103	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1618	1568	1482	1708	1402	1402
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	1618	1568	1482	1708	1604	1402
Att/Det Gar Sqft	390	528		280	266	
Prior Land	$9,500					
Prior Total	$37,300					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$10,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	10/12/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$77,500
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$82,800
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$59.06
Total Adj Factors	$48,500	$49,700	$45,400	$26,800	$19,200	$29,000
Adjusted Sale Price		$137,700	$123,600	$119,200	$130,300	$102,300
Comparable Estimate	$123,000 ($76.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-4	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.06-4-27
Owner	Williamson, Brandon M	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Montes, Selena R
Address	23 Primrose Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood Dr	38 Dania 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	108	108	108	102	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 95	57 x 94	87 x 100	51 x 100	89 x 115	50 x 118
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	1944 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	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	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	840	896	896	896	1604	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 450
SFLA	840	896	896	896	1604	876
Att/Det Gar Sqft				576	528	484
Prior Land	$9,200					
Prior Total	$54,800					
Comp Land Estimate	$10,000	$9,000	$11,000	$14,400	$12,000	$15,600
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	7/6/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$154,250
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$154,300
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$176.14
Total Adj Factors	$35,200	$40,600	$24,400	$50,500	$63,500	$49,800
Adjusted Sale Price		$89,600	$96,900	$123,300	$138,200	$139,700
Comparable Estimate	$118,000 ($140.48/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	91.10-5-3	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Leach, Laura D	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	24 Primrose Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 109	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1062	896	896	1604	896	1008
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	1062	896	896	1604	896	1008
Att/Det Gar Sqft	207			528	576	
Prior Land	$10,000					
Prior Total	$43,100					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$38,200	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$92,600	$99,900	$141,200	$126,300	$97,900
Comparable Estimate	$112,000 ($105.46/SFLA)					

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

Roll Year: 2021

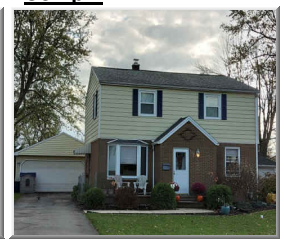
Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-13	91.10-5-15	91.09-6-12	91.09-6-9	91.09-6-4	91.10-9-37
Owner	BENLIC	Kumm, Michael J	Graves, Crystal	Heide, William	Hernandez, Melissa	Shirk, Katelyn E
Address	2 Redwood Dr	17 Donlen Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	290 Danbury 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	57 x 88	68 x 86	50 x 237	50 x 236	50 x 233	50 x 114
Building 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	1940 / 0	1944 / 0	1950 / 0	1946 / 0	1950 / 0	1942 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	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 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	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	896	834	752	915	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 242	0 200	0 0	0 0
SFLA	1232	1232	1194	1292	1275	1170
Att/Det Gar Sqft			440	240	440	528
Prior Land	$7,600					
Prior Total	$37,900					
Comp Land Estimate	$9,000	$9,000	$11,000	$11,000	$11,000	$15,300
Sale Date		9/28/2018	11/12/2019	11/18/2019	6/5/2019	9/24/2020
Sale Price		$96,500	$139,900	$145,000	$137,000	$147,500
Time Adj Sale Price		$103,700	$142,200	$147,400	$141,600	$147,500
TADJSP/SQFT		$84.17	$119.10	$114.09	$111.06	$126.07
Total Adj Factors	$30,400	$32,500	$50,900	$53,100	$44,000	$59,000
Adjusted Sale Price		$101,600	$121,700	$124,700	$128,000	$118,900
Comparable Estimate	$119,000 ($96.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-1	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.10-5-31
Owner	Gill, Harneet	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Cooper & Cooper Prope
Address	3-5 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	100 x 101	78 x 110	75 x 92	100 x 101	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1484	1482	1568	1484	1455	1402
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	1484	1482	1568	1484	1455	1402
Att/Det Gar Sqft			528		420	
Prior Land	$14,400					
Prior Total	$49,000					
Comp Land Estimate	$12,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$59.06
Total Adj Factors	$45,600	$45,400	$49,700	$45,600	$20,800	$29,000
Adjusted Sale Price		$120,700	$134,800	$112,500	$115,100	$99,400
Comparable Estimate	$117,000 ($78.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-12	91.14-9-7	91.14-8-3	91.14-10-1	91.14-9-23	91.10-5-31
Owner	SPS 76 Company Inc	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Wils, Michael C	Cooper & Cooper Prope
Address	4-6 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	15-17 Kingswood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 87	78 x 110	75 x 92	100 x 101	76 x 105	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1940 / 0	1942 / 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	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1349	1482	1568	1484	1001	1402
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	1349	1482	1568	1484	1001	1402
Att/Det Gar Sqft	280		528			
Prior Land	$11,300					
Prior Total	$20,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	7/17/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$85,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$87,600	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$87.51	$59.06
Total Adj Factors	$40,100	$45,400	$49,700	$45,600	$19,200	$29,000
Adjusted Sale Price		$115,200	$129,300	$107,000	$108,500	$93,900
Comparable Estimate	$111,000 ($82.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-1	91.14-9-7	91.14-8-3	91.14-6-11	91.14-9-23	91.10-5-31
Owner	Atterberry, Daphene D	Coffee, Neil A	Huber, Michael J	Shi, Ru	Wils, Michael C	Cooper & Cooper Prope
Address	41 Allison Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	15-17 Kingswood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	63 x 91	78 x 110	75 x 92	86 x 100	76 x 105	79 x 92
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1941 / 0	1940 / 0	1942 / 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	D Economy 95	D Economy 100	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1230	1482	1568	1455	1001	1402
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	1230	1482	1568	1455	1001	1402
Att/Det Gar Sqft	210		528	420		
Prior Land	$10,300					
Prior Total	$41,900					
Comp Land Estimate	$9,000	$11,000	$10,000	$11,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	7/17/2019	10/12/2018
Sale Price		$120,500	$138,000	$86,000	$85,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$90,300	$87,600	$82,800
TADJSP/SQFT		$81.31	$88.58	$62.06	$87.51	$59.06
Total Adj Factors	$44,200	$45,400	$49,700	$20,800	$19,200	$29,000
Adjusted Sale Price		$119,300	$133,400	$113,700	$112,600	$98,000
Comparable Estimate	$115,000 ($93.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-33	91.06-16-25	91.79-3-16	91.09-3-14	91.12-4-4	80.19-8-14
Owner	Lunger, William J	Gerard, Robert M	Aja, Nicholas M	Lee, Tanika	Jones, Kimberly	Akman, Mohammad G
Address	13 Brookhaven Dr	25 Woodridge Ave	123 Kilbourne Rd	113 Danbury Dr	103 Unionvale Rd	815 Beach 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	108	102	107	102	103	103
School Code	143003	143003	143001	143003	143002	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 102	50 x 162	40 x 120	51 x 115	60 x 160	51 x 131
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1952 / 0	1950 / 0	1940 / 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	3 Hot wtr/stm 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 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	896	950	624	780	790	1300
2nd Sty Area	960	714	624	780	810	750
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1856	1664	1248	1560	1600	2050
Att/Det Gar Sqft		480	308	308	484	360
Prior Land	$10,500					
Prior Total	$78,100					
Comp Land Estimate	$9,000	$18,000	$11,000	$15,600	$15,000	$13,000
Sale Date		6/7/2019	9/10/2020	8/23/2018	9/10/2020	9/9/2020
Sale Price		$159,000	$160,330	$145,000	$190,000	$170,000
Time Adj Sale Price		$164,300	$160,300	$156,800	$190,000	$170,000
TADJSP/SQFT		$98.74	$128.45	$100.51	$118.75	$82.93
Total Adj Factors	$54,700	$73,900	$60,300	$68,500	$72,900	$84,500
Adjusted Sale Price		$145,100	$154,700	$143,000	$171,800	$140,200
Comparable Estimate	$151,000 ($81.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-2	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-11	91.06-15-40
Owner	Fenzel, William R	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Krug, Joseph A	Gadzo, Ryan J
Address	7-9 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	21-23 Starcrest Dr	104 Oehman 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	86 x 130	78 x 110	75 x 92	100 x 101	79 x 105	50 x 140
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1961 / 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	D Economy 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	1.0	1.0	1.0	1.0	2.0
Bedrooms	4	4	4	4	3	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1944	1482	1568	1484	1708	1272
2nd Sty Area	0	0	0	0	0	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	2381	1482	1568	1484	1708	2472
Att/Det Gar Sqft	200		528		280	400
Prior Land	$14,800					
Prior Total	$58,100					
Comp Land Estimate	$13,000	$11,000	$10,000	$12,000	$11,000	$17,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	5/3/2019	7/28/2020
Sale Price		$120,500	$138,000	$104,076	$94,000	$170,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$97,500	$170,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$57.08	$68.77
Total Adj Factors	$50,100	$45,400	$49,700	$45,600	$26,800	$86,000
Adjusted Sale Price		$125,200	$139,300	$117,000	$120,800	$134,100
Comparable Estimate	$127,000 ($53.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-11	91.14-9-7	91.14-8-3	91.14-10-1	91.14-9-23	91.10-5-31
Owner	Uzunov, Nikolay	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Wils, Michael C	Cooper & Cooper Prope
Address	8-10 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	15-17 Kingswood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 90	78 x 110	75 x 92	100 x 101	76 x 105	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1940 / 0	1942 / 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	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1324	1482	1568	1484	1001	1402
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	1324	1482	1568	1484	1001	1402
Att/Det Gar Sqft			528			
Prior Land	$11,600					
Prior Total	$46,900					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	7/17/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$85,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$87,600	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$87.51	$59.06
Total Adj Factors	$36,900	$45,400	$49,700	$45,600	$19,200	$29,000
Adjusted Sale Price		$112,000	$126,100	$103,800	$105,300	$90,700
Comparable Estimate	$108,000 ($81.57/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	91.14-10-3	91.14-8-3	91.14-9-7	91.05-5-14	91.14-10-1	91.14-7-11
Owner	Benzel, Jon	Huber, Michael J	Coffee, Neil A	Monim, Thahia	Gill, Harneet	Krug, Joseph A
Address	11-13 Redwood Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	8 Loretto Dr	3-5 Redwood Dr	21-23 Starcrest 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	108	108	108	102	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	95 x 154	75 x 92	78 x 110	60 x 117	100 x 101	79 x 105
Building Style	14 other	12 Duplex	12 Duplex	14 Unknown	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1951 / 0	1944 / 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	D Economy 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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	1.0	1.0
Bedrooms	4	4	4	3	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1724	1568	1482	1480	1484	1708
2nd Sty Area	0	0	0	400	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 840	0 0	0 0
SFLA	1724	1568	1482	1880	1484	1708
Att/Det Gar Sqft	440	528		484		280
Prior Land	$16,900					
Prior Total	$61,300					
Comp Land Estimate	$15,000	$10,000	$11,000	$17,200	$12,000	$11,000
Sale Date		3/27/2020	9/3/2020	10/6/2020	8/8/2018	5/3/2019
Sale Price		$138,000	$120,500	$87,500	$104,076	$94,000
Time Adj Sale Price		$138,900	$120,500	$87,500	$112,500	$97,500
TADJSP/SQFT		$88.58	$81.31	$46.54	$75.81	$57.08
Total Adj Factors	$48,600	$49,700	$45,400	$15,700	$45,600	$26,800
Adjusted Sale Price		$137,800	$123,700	$120,400	$115,500	$119,300
Comparable Estimate	$123,000 ($71.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-10	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Domon, Kristen J	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	12-14 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 92	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.0	1.0	1.5
Bedrooms	6	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1544	1482	1568	1708	1484	1402
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	1957	1482	1568	1708	1484	1604
Att/Det Gar Sqft			528	280		266
Prior Land	$11,800					
Prior Total	$64,800					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$50,600	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$125,700	$139,800	$121,300	$117,500	$132,400
Comparable Estimate	$127,000 ($64.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-4	91.14-8-3	91.14-9-7	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Benzel, Jon A	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	15-17 Redwood Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 145	75 x 92	78 x 110	79 x 105	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1940 / 0	1943 / 0	1940 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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	1.5
Bedrooms	5	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1887	1568	1482	1708	1484	1402
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	1887	1568	1482	1708	1484	1604
Att/Det Gar Sqft	440 1,012	528		280		266
Prior Land	$15,200					
Prior Total	$65,470					
Comp Land Estimate	$13,000	$10,000	$11,000	$11,000	$12,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$138,000	$120,500	$94,000	$104,076	$95,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$112,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$57.08	$75.81	$62.97
Total Adj Factors	$70,200	$49,700	$45,400	$26,800	$45,600	$19,200
Adjusted Sale Price		$159,400	$145,300	$140,900	$137,100	$152,000
Comparable Estimate	$147,000 ($77.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-9	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.10-5-31
Owner	Allen, Jerold A	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Cooper & Cooper Prope
Address	16-18 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 92	78 x 110	75 x 92	100 x 101	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1454	1482	1568	1484	1455	1402
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	1454	1482	1568	1484	1455	1402
Att/Det Gar Sqft	286		528		420	
Prior Land	$11,800					
Prior Total	$50,200					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$59.06
Total Adj Factors	$42,800	$45,400	$49,700	$45,600	$20,800	$29,000
Adjusted Sale Price		$117,900	$132,000	$109,700	$112,300	$96,600
Comparable Estimate	$114,000 ($78.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-5	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Purucker, Janet	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	19-21 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	24 x 196	78 x 110	75 x 92	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1532	1482	1568	1484	1708	1402
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	1532	1482	1568	1484	1708	1604
Att/Det Gar Sqft			528		280	266
Prior Land	$6,000					
Prior Total	$47,700					
Comp Land Estimate	$5,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$94,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$97,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$57.08	$62.97
Total Adj Factors	$38,000	$45,400	$49,700	$45,600	$26,800	$19,200
Adjusted Sale Price		$113,100	$127,200	$104,900	$108,700	$119,800
Comparable Estimate	$115,000 ($75.07/SFLA)					

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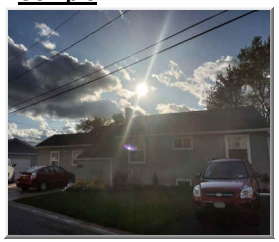
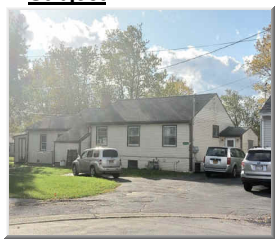
Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-8	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Rados, Michael	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	20 Redwood Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	36 x 89	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	729	896	896	1604	1008	896
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	729	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$6,500					
Prior Total	$40,000					
Comp Land Estimate	$6,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$26,300	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$80,700	$88,000	$129,300	$86,000	$114,400
Comparable Estimate	$100,000 ($137.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-6	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.06-15-40
Owner	Courtin, MaryJo	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Gadzo, Ryan J
Address	23-25 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	104 Oehman 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 137	78 x 110	75 x 92	79 x 105	100 x 101	50 x 140
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.0	1.0	2.0
Bedrooms	4	4	4	3	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1455	1482	1568	1708	1484	1272
2nd Sty Area	0	0	0	0	0	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	2364	1482	1568	1708	1484	2472
Att/Det Gar Sqft			528	280		400
Prior Land	$12,100					
Prior Total	$76,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$17,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	7/28/2020
Sale Price		$120,500	$138,000	$94,000	$104,076	$170,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$170,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$68.77
Total Adj Factors	$56,800	$45,400	$49,700	$26,800	$45,600	$86,000
Adjusted Sale Price		$131,900	$146,000	$127,500	$123,700	$140,800
Comparable Estimate	$134,000 ($56.68/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	91.14-10-7	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Benzel, Jon	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	24 Redwood Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	18 x 175	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1484	1482	1568	1484	1455	1402
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	1484	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$4,400					
Prior Total	$51,800					
Comp Land Estimate	$4,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$34,900	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$110,000	$124,100	$101,800	$104,400	$116,700
Comparable Estimate	$111,000 ($74.8/SFLA)					

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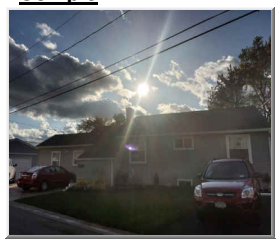
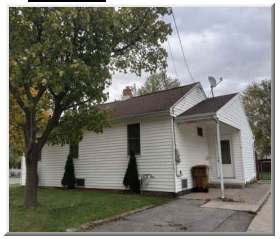
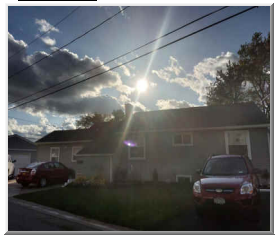
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-16	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Daigler, William	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	14 Brookhaven Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	56 x 105	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	896
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	896	896	896	1604	1008	896
Att/Det Gar Sqft	280			528		576
Prior Land	$10,500					
Prior Total	$55,200					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$37,400	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$91,800	$99,100	$140,400	$97,100	$125,500
Comparable Estimate	$111,000 ($123.88/SFLA)					

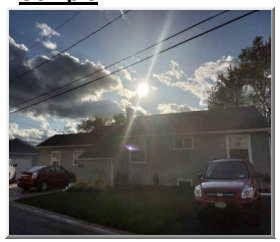
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-34	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-6-11
Owner	Horizon Trust Company	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Shi, Ru
Address	1-3 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	87 x 155	78 x 110	75 x 92	79 x 105	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 95
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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1638	1482	1568	1708	1402	1455
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	1638	1482	1568	1708	1604	1455
Att/Det Gar Sqft	400		528	280	266	420
Prior Land	$16,100					
Prior Total	$51,000					
Comp Land Estimate	$14,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	1/11/2019
Sale Price		$120,500	$138,000	$94,000	$95,000	$86,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$90,300
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$62.06
Total Adj Factors	$53,500	$45,400	$49,700	$26,800	$19,200	$20,800
Adjusted Sale Price		$128,600	$142,700	$124,200	$135,300	$123,000
Comparable Estimate	$131,000 ($79.98/SFLA)					

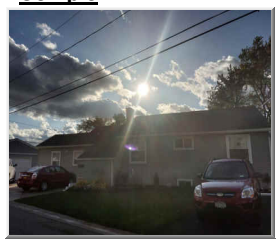
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-33	91.14-9-7	91.14-8-3	91.14-7-10	91.14-6-11	91.14-7-11
Owner	Cipressi Brothers Inc	Coffee, Neil A	Huber, Michael J	Buckles, Brienne P	Shi, Ru	Krug, Joseph A
Address	2-4 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	17-19 Starcrest Dr	47-49 Sierra Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 108	78 x 110	75 x 92	79 x 103	86 x 100	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1941 / 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	D Economy 95	D Economy 95	D Economy 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	1.0	1.0	1.0	1.5	1.0	1.0
Bedrooms	4	4	4	5	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1524	1482	1568	1402	1455	1708
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	1524	1482	1568	1604	1455	1708
Att/Det Gar Sqft	480		528	266	420	280
Prior Land	$13,100					
Prior Total	$49,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	11/30/2018	1/11/2019	5/3/2019
Sale Price		$120,500	$138,000	$95,000	$86,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$101,000	$90,300	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.97	$62.06	$57.08
Total Adj Factors	$47,300	$45,400	$49,700	$19,200	$20,800	$26,800
Adjusted Sale Price		$122,400	$136,500	$129,100	$116,800	$118,000
Comparable Estimate	$125,000 ($82.02/SFLA)					

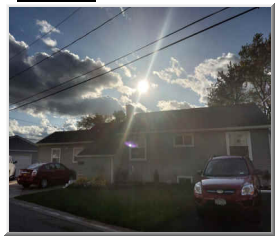
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-35	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-10
Owner	Childs, Doreen L	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Buckles, Brienne P
Address	5-7 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 107	78 x 110	75 x 92	86 x 100	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$12,400					
Prior Total	$48,100					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$62.97
Total Adj Factors	$37,700	$45,400	$49,700	$20,800	$45,600	$19,200
Adjusted Sale Price		$112,800	$126,900	$107,200	$104,600	$119,500
Comparable Estimate	$114,000 ($79.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-32	91.14-8-3	91.14-9-7	91.14-7-10	91.14-7-11	91.14-6-11
Owner	Brunn, Donald J	Huber, Michael J	Coffee, Neil A	Buckles, Brienne P	Krug, Joseph A	Shi, Ru
Address	6-8 Rockleigh Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	21-23 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 92	78 x 110	79 x 103	79 x 105	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 95	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5	1.0	1.0
Bedrooms	4	4	4	5	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1603	1568	1482	1402	1708	1455
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	1603	1568	1482	1604	1708	1455
Att/Det Gar Sqft		528		266	280	420
Prior Land	$11,900					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	11/30/2018	5/3/2019	1/11/2019
Sale Price		$138,000	$120,500	$95,000	$94,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$101,000	$97,500	$90,300
TADJSP/SQFT		$88.58	$81.31	$62.97	$57.08	$62.06
Total Adj Factors	$45,600	$49,700	$45,400	$19,200	$26,800	$20,800
Adjusted Sale Price		$134,800	$120,700	$127,400	$116,300	$115,100
Comparable Estimate	$123,000 ($76.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-36	91.14-12-45	91.14-7-7	91.18-7-14	91.14-4-18	91.18-8-35
Owner	Drayton, Charles L	Collins, Brian	Davis, Quinclon	Medina, Shawna L	Weed, Megan E	Krawczyk, Heather L
Address	9 Rockleigh Dr	2-4 Kingswood Dr	12 Starcrest Dr	138 Toelsin Rd	167 Cedargrove Cir	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	108	108	108	107	108	107
School Code	143003	143003	143003	143001	143003	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 105	89 x 115	57 x 94	50 x 140	87 x 100	69 x 96
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	1941 / 0	1941 / 0	1942 / 0	1948 / 0	1943 / 0	1968 / 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 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	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	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1400	1604	896	1396	896	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 480
SFLA	1400	1604	896	1396	896	1248
Att/Det Gar Sqft	400	528		638		528
Prior Land	$10,800					
Prior Total	$68,200					
Comp Land Estimate	$10,000	$12,000	$9,000	$14,000	$11,000	$13,700
Sale Date		9/9/2020	12/21/2018	1/10/2020	12/28/2018	9/23/2020
Sale Price		$166,500	$89,900	$167,000	$81,500	$177,000
Time Adj Sale Price		$166,500	$95,000	$168,700	$86,100	$177,000
TADJSP/SQFT		$103.80	$106.03	$120.85	$96.09	$141.83
Total Adj Factors	$54,600	$63,500	$40,600	$77,700	$24,400	$72,500
Adjusted Sale Price		$157,600	$109,000	$145,600	$116,300	$159,100
Comparable Estimate	$138,000 ($98.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-31	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.18-5-45
Owner	Meindl, Amber	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Soler, Leah A
Address	10 Rockleigh Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 101	57 x 94	87 x 100	89 x 115	50 x 120	70 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	03 Alum/vinyl	04 Composition	01 Wood
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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 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 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	954	896	896	1604	1008	1023
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	954	896	896	1604	1008	1023
Att/Det Gar Sqft	240			528		440
Prior Land	$10,500					
Prior Total	$53,100					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,600
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	5/12/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$135,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$135,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$132.45
Total Adj Factors	$37,700	$40,600	$24,400	$63,500	$52,800	$58,200
Adjusted Sale Price		$92,100	$99,400	$140,700	$97,400	$115,000
Comparable Estimate	$109,000 ($114.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-17	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Bartlow, Barbara E	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	13 Rockleigh Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 106	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	896
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	896	896	896	1604	1008	896
Att/Det Gar Sqft	264			528		576
Prior Land	$10,600					
Prior Total	$56,100					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$43,400	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$97,800	$105,100	$146,400	$103,100	$131,500
Comparable Estimate	$117,000 ($130.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-37	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Haumesser, Laura	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	14 Rockleigh Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 107	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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 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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1036	896	1604	896	1008	1122
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	1036	896	1604	896	1008	1122
Att/Det Gar Sqft	352		528			396
Prior Land	$10,600					
Prior Total	$50,000					
Comp Land Estimate	$10,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$41,900	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$96,300	$144,900	$103,600	$101,600	$123,300
Comparable Estimate	$114,000 ($110.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-18	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-10
Owner	Kindellan, Gerald A	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Buckles, Brienne P
Address	15-17 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 110	78 x 110	75 x 92	86 x 100	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$12,600					
Prior Total	$49,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$62.97
Total Adj Factors	$43,900	$45,400	$49,700	$20,800	$45,600	$19,200
Adjusted Sale Price		$119,000	$133,100	$113,400	$110,800	$125,700
Comparable Estimate	$120,000 ($84.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-36	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-10	91.14-7-11
Owner	Slough, Donald J	Coffee, Neil A	Huber, Michael J	Shi, Ru	Buckles, Brienne P	Krug, Joseph A
Address	16-18 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 110	78 x 110	75 x 92	86 x 100	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 95	D Economy 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	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1482	1568	1455	1402	1708
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	1482	1568	1455	1604	1708
Att/Det Gar Sqft	493		528	420	266	280
Prior Land	$12,700					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$62.97	$57.08
Total Adj Factors	$48,200	$45,400	$49,700	$20,800	$19,200	$26,800
Adjusted Sale Price		$123,300	$137,400	$117,700	$130,000	$118,900
Comparable Estimate	$125,000 ($85.91/SFLA)					

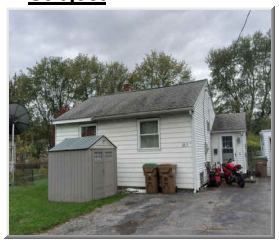
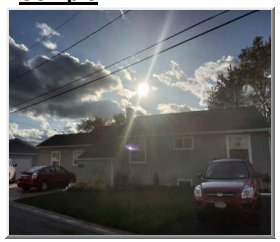
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-34	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Cervi, Donald R	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	15-17 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 102	78 x 110	75 x 92	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1936	1482	1568	1708	1402	1484
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	1936	1482	1568	1708	1604	1484
Att/Det Gar Sqft			528	280	266	
Prior Land	$12,400					
Prior Total	$60,300					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$120,500	$138,000	$94,000	$95,000	$104,076
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$112,500
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$75.81
Total Adj Factors	$53,800	$45,400	$49,700	$26,800	$19,200	$45,600
Adjusted Sale Price		$128,900	$143,000	$124,500	$135,600	$120,700
Comparable Estimate	$131,000 ($67.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-19	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-10
Owner	Dexter, Patricia I	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Buckles, Brienne P
Address	19-21 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 111	78 x 110	75 x 92	86 x 100	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$12,900					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$62.97
Total Adj Factors	$45,500	$45,400	$49,700	$20,800	$45,600	$19,200
Adjusted Sale Price		$120,600	$134,700	$115,000	$112,400	$127,300
Comparable Estimate	$122,000 ($85.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-35	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Pew Mary	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	20-22 Rockleigh Dr	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 112	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1.5	1.0
Bedrooms	4	4	3	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1741	1568	1708	1482	1402	1455
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	1741	1568	1708	1482	1604	1455
Att/Det Gar Sqft		528	280		266	420
Prior Land	$13,100					
Prior Total	$55,300					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$45,800	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$135,000	$116,500	$120,900	$127,600	$115,300
Comparable Estimate	$123,000 ($70.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-20	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-10
Owner	Domus Mea LLC	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Buckles, Brienne P
Address	23-25 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 110	78 x 110	75 x 92	86 x 100	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$13,100					
Prior Total	$51,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$62.97
Total Adj Factors	$38,200	$45,400	$49,700	$20,800	$45,600	$19,200
Adjusted Sale Price		$113,300	$127,400	$107,700	$105,100	$120,000
Comparable Estimate	$115,000 ($80.53/SFLA)					

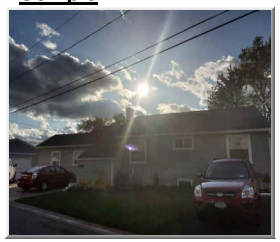
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-34	91.09-6-9	91.09-6-12	91.10-5-15	91.09-6-4	91.18-1-7
Owner	Penny, William G	Heide, William	Graves, Crystal	Kumm, Michael J	Hernandez, Melissa	Baylor, Eric
Address	24 Rockleigh Dr	189 Maryvale Dr	203 Maryvale Dr	17 Donlen Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 236	50 x 237	68 x 86	50 x 233	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1946 / 0	1950 / 0	1944 / 0	1950 / 0	1947 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 95	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	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	754	752	834	896	915	756
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1290	1292	1194	1232	1275	1116
Att/Det Gar Sqft		240	440		440	400
Prior Land	$10,600					
Prior Total	$57,900					
Comp Land Estimate	$10,000	$11,000	$11,000	$9,000	$11,000	$15,400
Sale Date		11/18/2019	11/12/2019	9/28/2018	6/5/2019	4/9/2020
Sale Price		$145,000	$139,900	$96,500	$137,000	$132,500
Time Adj Sale Price		$147,400	$142,200	$103,700	$141,600	$133,200
TADJSP/SQFT		$114.09	$119.10	$84.17	$111.06	$119.35
Total Adj Factors	$33,000	$53,100	$50,900	$32,500	$44,000	$54,800
Adjusted Sale Price		$127,300	$124,300	$104,200	$130,600	$111,400
Comparable Estimate	$120,000 ($93.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-33	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	DiNatale, Scott D II	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	26 Rockleigh Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	49 x 108	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	942	896	896	1604	1008	896
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	942	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$9,500					
Prior Total	$59,800					
Comp Land Estimate	$8,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$32,900	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$87,300	$94,600	$135,900	$92,600	$121,000
Comparable Estimate	$106,000 ($112.53/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	91.14-8-21	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Domus Mea LLC	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	27-29 Rockleigh Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 108	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1568	1482	1708	1402	1484
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	1898	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$12,400					
Prior Total	$56,900					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$53,400	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$142,600	$128,500	$124,100	$135,200	$120,300
Comparable Estimate	$130,000 ($68.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-32	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-11
Owner	McConvey, William A	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Krug, Joseph A
Address	28-30 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	71 x 105	78 x 110	75 x 92	86 x 100	100 x 101	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1708
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	1428	1482	1568	1455	1484	1708
Att/Det Gar Sqft	210		528	420		280
Prior Land	$11,900					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$104,076	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$57.08
Total Adj Factors	$44,600	$45,400	$49,700	$20,800	$45,600	$26,800
Adjusted Sale Price		$119,700	$133,800	$114,100	$111,500	$115,300
Comparable Estimate	$119,000 ($83.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-22	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Horton, Anthony	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	31 Rockleigh Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	62 x 104	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	729	896	896	1604	1008	896
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	729	896	896	1604	1008	896
Att/Det Gar Sqft	280			528		576
Prior Land	$11,000					
Prior Total	$41,900					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$33,200	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$87,600	$94,900	$136,200	$92,900	$121,300
Comparable Estimate	$107,000 ($146.78/SFLA)					

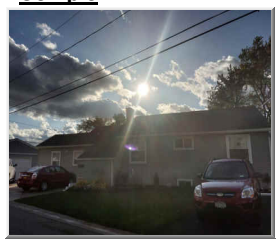
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-31.1	91.14-8-12	80.18-6-28	80.17-4-12	91.18-11-16	80.17-4-10
Owner	Reynolds, Joseph D	Joyce, Shannon Elizabe	Szary, Danielle	Niver, Nathaniel B	Truong, Lieu T	Driscoll, Thomas J
Address	32 Rockleigh Dr	26 Brookhaven Dr	492 Lamarck Dr	148 Briarcliff Rd	29 Woodrow Pl	158 Briarcliff 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	108	108	102	102	107	102
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	55 x 115	51 x 101	50 x 138	50 x 155	59 x 102	50 x 155
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1945 / 0	1949 / 0	1966 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	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	1.0	1.5	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 0
1st Sty Area	774	714	863	896	1536	1256
2nd Sty Area	650	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	384 0	360 0	444 0	0 0
SFLA	1424	714	1486	1256	1980	1256
Att/Det Gar Sqft			200	280		308
Prior Land	$10,800					
Prior Total	$60,500					
Comp Land Estimate	$10,000	$8,000	$16,800	$17,700	$13,100	$17,700
Sale Date		8/2/2018	5/30/2019	2/19/2020	7/17/2018	11/20/2019
Sale Price		$72,000	$140,000	$145,000	$142,000	$145,000
Time Adj Sale Price		$77,800	$145,200	$146,200	$154,400	$147,400
TADJSP/SQFT		$108.96	$97.71	$116.40	$77.98	$117.36
Total Adj Factors	$49,400	$16,900	$65,300	$57,800	$94,500	$56,600
Adjusted Sale Price		$110,300	$129,300	$137,800	$109,300	$140,200
Comparable Estimate	$125,000 ($87.78/SFLA)					

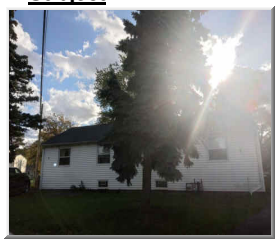
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-23	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Johnson, Tori A	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	33-35 Rockleigh Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	105 x 103	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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 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	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1960	1568	1482	1708	1402	1484
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	1960	1568	1482	1708	1604	1484
Att/Det Gar Sqft	240	528		280	266	
Prior Land	$15,000					
Prior Total	$60,300					
Comp Land Estimate	$13,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$58,300	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$147,500	$133,400	$129,000	$140,100	$125,200
Comparable Estimate	$135,000 ($68.88/SFLA)					

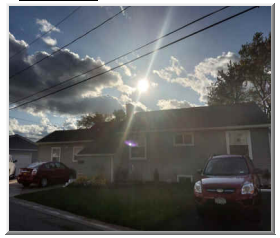
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-15	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-10
Owner	Geyer, Carol H	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Buckles, Brienne P
Address	16-18 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 105	78 x 110	75 x 92	86 x 100	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$12,400					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$62.97
Total Adj Factors	$43,000	$45,400	$49,700	$20,800	$45,600	$19,200
Adjusted Sale Price		$118,100	$132,200	$112,500	$109,900	$124,800
Comparable Estimate	$120,000 ($84.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-30	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.14-7-11
Owner	Griffin, Daniel	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Krug, Joseph A
Address	34-36 Rockleigh Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	110 x 103	78 x 110	75 x 92	86 x 100	100 x 101	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 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	D Economy 95	C Average 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1467	1482	1568	1455	1484	1708
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	1467	1482	1568	1455	1484	1708
Att/Det Gar Sqft	340		528	420		280
Prior Land	$15,500					
Prior Total	$49,400					
Comp Land Estimate	$13,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$104,076	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$57.08
Total Adj Factors	$49,900	$45,400	$49,700	$20,800	$45,600	$26,800
Adjusted Sale Price		$125,000	$139,100	$119,400	$116,800	$120,600
Comparable Estimate	$124,000 ($84.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-28	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.15-4-2
Owner	Marasciculo, Richard	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Addison, Candace M
Address	2 Sandstone Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	87 x 83	57 x 94	87 x 100	89 x 115	50 x 120	60 x 95
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	951	896	896	1604	1008	1116
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	951	896	896	1604	1008	1116
Att/Det Gar Sqft				528		280
Prior Land	$9,400					
Prior Total	$50,000					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$12,800
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	5/13/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$135,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$135,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$121.42
Total Adj Factors	$29,500	$40,600	$24,400	$63,500	$52,800	$61,900
Adjusted Sale Price		$83,900	$91,200	$132,500	$89,200	$103,100
Comparable Estimate	$100,000 ($105.15/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-27	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Wilkin, James F	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	4-6 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	87 x 67	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1430	1482	1568	1484	1402	1455
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	1430	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$8,200					
Prior Total	$46,000					
Comp Land Estimate	$9,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$36,600	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$111,700	$125,800	$103,500	$90,400	$106,100
Comparable Estimate	$108,000 ($75.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-19	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.15-4-2
Owner	Pollo, Michael	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Addison, Candace M
Address	5 Sandstone Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 73	57 x 94	87 x 100	89 x 115	51 x 100	60 x 95
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	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1116
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	896	896	896	1604	896	1116
Att/Det Gar Sqft				528	576	280
Prior Land	$6,100					
Prior Total	$46,000					
Comp Land Estimate	$7,000	$9,000	$11,000	$12,000	$14,400	$12,800
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	5/13/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$135,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$135,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$121.42
Total Adj Factors	$28,200	$40,600	$24,400	$63,500	$50,500	$61,900
Adjusted Sale Price		$82,600	$89,900	$131,200	$116,300	$101,800
Comparable Estimate	$104,000 ($116.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-26	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.10-5-31
Owner	Windwood Place LLC	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Cooper & Cooper Prope
Address	8-10 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	73 x 76	78 x 110	75 x 92	100 x 101	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1482	1568	1484	1455	1402
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	1482	1568	1484	1455	1402
Att/Det Gar Sqft			528		420	
Prior Land	$8,100					
Prior Total	$50,000					
Comp Land Estimate	$9,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$59.06
Total Adj Factors	$18,800	$45,400	$49,700	$45,600	$20,800	$29,000
Adjusted Sale Price		$93,900	$108,000	$85,700	$88,300	$72,600
Comparable Estimate	$90,000 ($61.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-20	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Pollo, Michael	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	9-13 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	71 x 77	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft	392		528			420
Prior Land	$7,900					
Prior Total	$46,000					
Comp Land Estimate	$9,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$39,300	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$114,400	$128,500	$106,200	$93,100	$108,800
Comparable Estimate	$110,000 ($78.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-25	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Elgin LLC	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	12-14 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 87	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$9,000					
Prior Total	$46,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$31,300	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$106,400	$120,500	$98,200	$85,100	$100,800
Comparable Estimate	$102,000 ($72.75/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	91.10-4-21	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Zaenglein, Jack D	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	15 Sandstone Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 77	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1677	1568	1482	1484	1708	1402
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	1677	1568	1482	1484	1708	1604
Att/Det Gar Sqft	280	528			280	266
Prior Land	$8,400					
Prior Total	$60,200					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$43,800	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$133,000	$118,900	$110,700	$114,500	$125,600
Comparable Estimate	$121,000 ($72.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-24	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Teti, Anthony Jr	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	16-18 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 87	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$9,000					
Prior Total	$46,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$37,000	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$112,100	$126,200	$103,900	$90,800	$106,500
Comparable Estimate	$108,000 ($77.03/SFLA)					

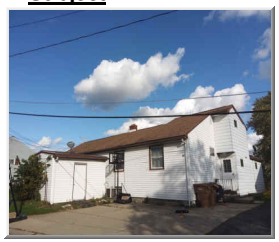
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-23	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Karcher, Nancy	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	20-22 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 87	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$8,900					
Prior Total	$48,500					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$36,500	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$111,600	$125,700	$103,400	$90,300	$106,000
Comparable Estimate	$107,000 ($76.32/SFLA)					

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

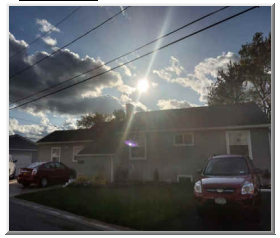
Roll Year: 2021

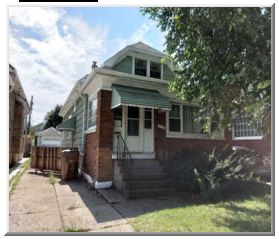
Option : 108_ENPM_OPTIONS

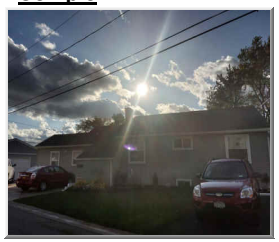
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-35	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Walters Robert J	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	19-21 Brookhaven Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 103	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1738	1568	1482	1708	1402	1484
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	1738	1568	1482	1708	1604	1484
Att/Det Gar Sqft	387	528		280	266	
Prior Land	$12,600					
Prior Total	$58,100					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$55,300	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$144,500	$130,400	$126,000	$137,100	$122,200
Comparable Estimate	$132,000 ($75.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-22	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Emerling, George M	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	21-23 Sandstone Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 77	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1945 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1484	1402	1455
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	1402	1482	1568	1484	1402	1455
Att/Det Gar Sqft			528			420
Prior Land	$8,200					
Prior Total	$57,700					
Comp Land Estimate	$9,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$36,700	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$111,800	$125,900	$103,600	$90,500	$106,200
Comparable Estimate	$108,000 ($77.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-5	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Penny Jean A	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	24-26 Sandstone Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 84	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	5	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1752	1568	1482	1484	1708	1402
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	1752	1568	1482	1484	1708	1604
Att/Det Gar Sqft		528			280	266
Prior Land	$8,500					
Prior Total	$45,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$40,600	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$129,800	$115,700	$107,500	$111,300	$122,400
Comparable Estimate	$117,000 ($66.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-4-6	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.10-2-1
Owner	Heerdt, Donald W III	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Kappel, Heather M
Address	27 Sandstone Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	267 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 77	57 x 94	87 x 100	89 x 115	51 x 100	70 x 100
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	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1016
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	896	896	896	1604	896	1016
Att/Det Gar Sqft	440			528	576	550
Prior Land	$7,100					
Prior Total	$45,000					
Comp Land Estimate	$8,000	$9,000	$11,000	$12,000	$14,400	$16,800
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/16/2019
Sale Price		$89,900	$81,500	$166,500	$138,600	$120,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$122,800
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$120.87
Total Adj Factors	$36,200	$40,600	$24,400	$63,500	$50,500	$56,700
Adjusted Sale Price		$90,600	$97,900	$139,200	$124,300	$102,300
Comparable Estimate	$111,000 ($123.88/SFLA)					

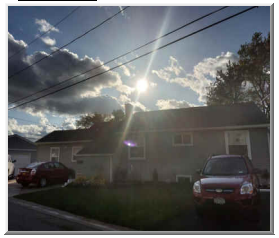
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-22	91.19-7-8	91.19-3-41.1	91.18-3-3	91.77-1-3	91.18-3-29
Owner	Jensen, Steven	Gagliano, Louie Jr	Perez, Chantel M	Rivera, Kjuan	Johnson, Teourialeir G	Weber, Matthew
Address	1 Shelby Dr	84 Pinehurst Ave	89 Pinehurst Ave	47 Dellwood Pl	2501 Genesee St	37 Dellwood 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	108	109	109	107	105	107
School Code	143003	143002	143002	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 84	60 x 73	60 x 120	35 x 120	34 x 120	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1925 / 0	1930 / 1970	1932 / 0	1930 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 95	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.0	1.7	1.3	2.0
Bedrooms	3	3	3	4	4	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1317	808	1379	620	1136	264
2nd Sty Area	0	640	0	0	0	720
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1317	1448	1379	975	1494	984
Att/Det Gar Sqft	448	572			216	240
Prior Land	$8,500					
Prior Total	$17,800					
Comp Land Estimate	$8,000	$14,000	$18,000	$9,600	$8,000	$9,600
Sale Date		8/19/2019	10/22/2020	5/31/2019	10/23/2020	2/8/2019
Sale Price		$103,500	$125,000	$91,000	$116,000	$81,000
Time Adj Sale Price		$106,300	$125,000	$94,400	$116,000	$84,800
TADJSP/SQFT		$73.41	$90.65	$96.82	$77.64	$86.18
Total Adj Factors	($4,700)	$35,500	$51,700	$34,700	$29,200	$38,200
Adjusted Sale Price		$66,100	$68,600	$55,000	$82,100	$41,900
Comparable Estimate	$63,000 ($47.84/SFLA)					

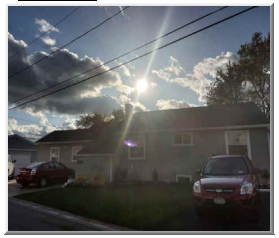
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-19	91.14-4-18	91.14-7-7	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Dhanens, Ted E	Weed, Megan E	Davis, Quinclon	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	2 Shelby Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	.16	87 x 100	57 x 94	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1942 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	930	896	896	1604	1008	896
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	930	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$8,400					
Prior Total	$46,600					
Comp Land Estimate	$4,000	$11,000	$9,000	$12,000	$13,000	$14,400
Sale Date		12/28/2018	12/21/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$81,500	$89,900	$166,500	$112,500	$138,600
Time Adj Sale Price		$86,100	$95,000	$166,500	$112,500	$138,600
TADJSP/SQFT		$96.09	$106.03	$103.80	$111.61	$154.69
Total Adj Factors	$13,500	$24,400	$40,600	$63,500	$52,800	$50,500
Adjusted Sale Price		$75,200	$67,900	$116,500	$73,200	$101,600
Comparable Estimate	$87,000 ($93.55/SFLA)					

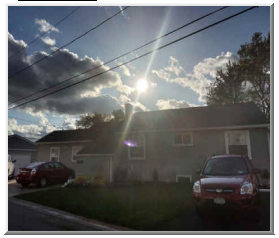
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

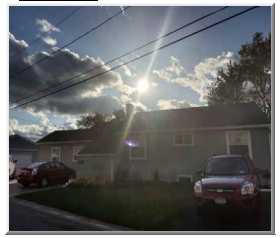
Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-14	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Batcho, Merry N	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	14 Shelby Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 102	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	896
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	896	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$12,400					
Prior Total	$46,300					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$33,800	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$88,200	$95,500	$136,800	$93,500	$121,900
Comparable Estimate	$107,000 ($119.42/SFLA)					

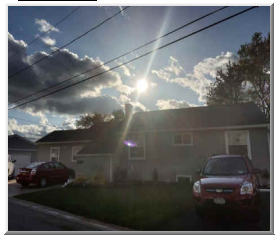
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-23	91.14-12-45	91.14-7-7	91.14-4-18	91.18-8-35	91.18-3-47
Owner	Pastore, Deborah A	Collins, Brian	Davis, Quinclon	Weed, Megan E	Krawczyk, Heather L	Clement, Crystal L
Address	15 Shelby Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	93 Andres Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	85 x 87	89 x 115	57 x 94	87 x 100	69 x 96	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1942 / 0	1943 / 0	1968 / 0	1949 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1280	1604	896	896	1248	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 480	0 0
SFLA	1280	1604	896	896	1248	1008
Att/Det Gar Sqft		528			528	
Prior Land	$12,100					
Prior Total	$56,600					
Comp Land Estimate	$11,000	$12,000	$9,000	$11,000	$13,700	$13,000
Sale Date		9/9/2020	12/21/2018	12/28/2018	9/23/2020	9/25/2020
Sale Price		$166,500	$89,900	$81,500	$177,000	$112,500
Time Adj Sale Price		$166,500	$95,000	$86,100	$177,000	$112,500
TADJSP/SQFT		$103.80	$106.03	$96.09	$141.83	$111.61
Total Adj Factors	$53,700	$63,500	$40,600	$24,400	$72,500	$52,800
Adjusted Sale Price		$156,700	$108,100	$115,400	$158,200	$113,400
Comparable Estimate	$130,000 ($101.56/SFLA)					

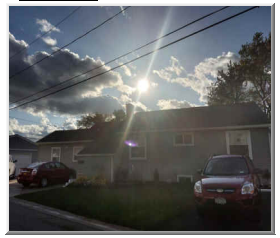
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-15	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Foster, James A	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	16 Shelby Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	89 x 76	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	896
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	896	896	896	1604	1008	896
Att/Det Gar Sqft	336			528		576
Prior Land	$9,000					
Prior Total	$39,400					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$36,600	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$91,000	$98,300	$139,600	$96,300	$124,700
Comparable Estimate	$110,000 ($122.77/SFLA)					

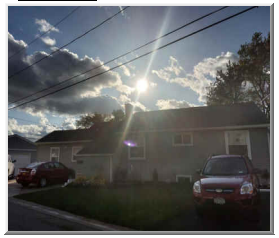
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-16	91.14-4-18	91.14-7-7	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Siddiqui, Majeed	Weed, Megan E	Davis, Quinclon	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	18 Shelby Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	72 x 79	87 x 100	57 x 94	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1942 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	956	896	896	1604	1008	896
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	956	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$10,300					
Prior Total	$48,100					
Comp Land Estimate	$9,000	$11,000	$9,000	$12,000	$13,000	$14,400
Sale Date		12/28/2018	12/21/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$81,500	$89,900	$166,500	$112,500	$138,600
Time Adj Sale Price		$86,100	$95,000	$166,500	$112,500	$138,600
TADJSP/SQFT		$96.09	$106.03	$103.80	$111.61	$154.69
Total Adj Factors	$22,500	$24,400	$40,600	$63,500	$52,800	$50,500
Adjusted Sale Price		$84,200	$76,900	$125,500	$82,200	$110,600
Comparable Estimate	$96,000 ($100.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-22	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-10
Owner	Mattison, Richard M	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Buckles, Brienne P
Address	19-21 Shelby Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 88	78 x 110	75 x 92	86 x 100	79 x 92	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1455	1402	1402
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	1402	1482	1568	1455	1402	1604
Att/Det Gar Sqft	484		528	420		266
Prior Land	$11,600					
Prior Total	$61,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$77,500	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$62.97
Total Adj Factors	$55,600	$45,400	$49,700	$20,800	$29,000	$19,200
Adjusted Sale Price		$130,700	$144,800	$125,100	$109,400	$137,400
Comparable Estimate	$129,000 ($92.01/SFLA)					

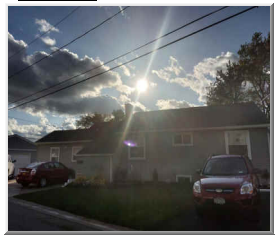
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-14	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Jankowski, Robert	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	20-22 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 106	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1944 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1512	1482	1568	1484	1402	1708
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	1512	1482	1568	1484	1604	1708
Att/Det Gar Sqft			528		266	280
Prior Land	$12,600					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$45,000	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$120,100	$134,200	$111,900	$126,800	$115,700
Comparable Estimate	$122,000 ($80.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-17	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Pulley, Paul	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	20 Shelby Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 86	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	888	896	896	1604	1008	896
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	888	896	896	1604	1008	896
Att/Det Gar Sqft	480			528		576
Prior Land	$11,500					
Prior Total	$50,300					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$38,300	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$92,700	$100,000	$141,300	$98,000	$126,400
Comparable Estimate	$112,000 ($126.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-18	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	EDV Properties LLC	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	22 Shelby Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	45 x 153	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	996	896	896	1604	1008	896
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	996	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$7,900					
Prior Total	$48,900					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$30,700	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$85,100	$92,400	$133,700	$90,400	$118,800
Comparable Estimate	$104,000 ($104.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-21	91.14-12-45	91.14-7-7	91.14-4-18	91.18-8-35	91.18-3-47
Owner	Mattison, Richard M	Collins, Brian	Davis, Quinclon	Weed, Megan E	Krawczyk, Heather L	Clement, Crystal L
Address	23 Shelby Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	93 Andres Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 92	89 x 115	57 x 94	87 x 100	69 x 96	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1942 / 0	1943 / 0	1968 / 0	1949 / 0
Condition	4 Good	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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1296	1604	896	896	1248	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 480	0 0
SFLA	1296	1604	896	896	1248	1008
Att/Det Gar Sqft		528			528	
Prior Land	$9,000					
Prior Total	$81,500					
Comp Land Estimate	$8,000	$12,000	$9,000	$11,000	$13,700	$13,000
Sale Date		9/9/2020	12/21/2018	12/28/2018	9/23/2020	9/25/2020
Sale Price		$166,500	$89,900	$81,500	$177,000	$112,500
Time Adj Sale Price		$166,500	$95,000	$86,100	$177,000	$112,500
TADJSP/SQFT		$103.80	$106.03	$96.09	$141.83	$111.61
Total Adj Factors	$54,000	$63,500	$40,600	$24,400	$72,500	$52,800
Adjusted Sale Price		$157,000	$108,400	$115,700	$158,500	$113,700
Comparable Estimate	$131,000 ($101.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-19	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Brunt, Nancy E	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	24-26 Shelby Dr	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	53 x 110	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1.5	1.0
Bedrooms	4	4	3	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1833	1568	1708	1482	1402	1455
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 0	0 0	0 0
SFLA	1833	1568	1708	1482	1604	1455
Att/Det Gar Sqft	500	528	280		266	420
Prior Land	$10,300					
Prior Total	$61,300					
Comp Land Estimate	$9,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$56,000	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$145,200	$126,700	$131,100	$137,800	$125,500
Comparable Estimate	$133,000 ($72.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-20	91.14-12-45	91.14-7-7	91.14-4-18	91.18-8-35	91.18-3-47
Owner	Bowden, Helen A	Collins, Brian	Davis, Quinclon	Weed, Megan E	Krawczyk, Heather L	Clement, Crystal L
Address	25 Shelby Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	93 Andres Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	47 x 150	89 x 115	57 x 94	87 x 100	69 x 96	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	04 Composition
Year Built/Eff Yr Built	1950 / 0	1941 / 0	1942 / 0	1943 / 0	1968 / 0	1949 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1222	1604	896	896	1248	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 480	0 0
SFLA	1222	1604	896	896	1248	1008
Att/Det Gar Sqft	660	528			528	
Prior Land	$10,600					
Prior Total	$61,000					
Comp Land Estimate	$9,000	$12,000	$9,000	$11,000	$13,700	$13,000
Sale Date		9/9/2020	12/21/2018	12/28/2018	9/23/2020	9/25/2020
Sale Price		$166,500	$89,900	$81,500	$177,000	$112,500
Time Adj Sale Price		$166,500	$95,000	$86,100	$177,000	$112,500
TADJSP/SQFT		$103.80	$106.03	$96.09	$141.83	$111.61
Total Adj Factors	$49,800	$63,500	$40,600	$24,400	$72,500	$52,800
Adjusted Sale Price		$152,800	$104,200	$111,500	$154,300	$109,500
Comparable Estimate	$126,000 ($103.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-22	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-6-11
Owner	Zagorski, Frances A	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Shi, Ru
Address	1-3 Shirley Ave	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	120 x 97	75 x 92	78 x 110	79 x 105	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 95
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	2.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1773	1568	1482	1708	1402	1455
2nd Sty Area	289	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2062	1568	1482	1708	1604	1455
Att/Det Gar Sqft		528		280	266	420
Prior Land	$16,000					
Prior Total	$64,000					
Comp Land Estimate	$14,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	1/11/2019
Sale Price		$138,000	$120,500	$94,000	$95,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$62.06
Total Adj Factors	$60,400	$49,700	$45,400	$26,800	$19,200	$20,800
Adjusted Sale Price		$149,600	$135,500	$131,100	$142,200	$129,900
Comparable Estimate	$138,000 ($66.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-7	91.20-1-1	80.19-1-1	80.19-4-7	102.12-6-9	102.08-9-2
Owner	J&M Apartments LLC	Moses, Carolyn	Hayward, Humayyah L	Russell, Judith	Booth, Patricia	Kaur, Amarjit
Address	2-4 Shirley Ave	3357 Genesee St	116 Yvonne Ave	16 Wilshire Rd	71 Zoerb Ave	36 Wellington 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	108	109	102	103	110	110
School Code	143003	143002	143003	143003	143001	143002
Site No.	1	1	1	1	1	1
Land Size	96 x 97	217 x 200	50 x 107	40 x 160	45 x 147	50 x 125
Building 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1960 / 0	1957 / 0	1961 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	1.7	1.7	2.0
Bedrooms	6	3	5	4	5	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1624	1502	1144	1080	1232	1384
2nd Sty Area	0	399	0	0	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 936
SFLA	2256	2510	2002	1930	2156	2320
Att/Det Gar Sqft	280	576	440		576	528
Prior Land	$13,700					
Prior Total	$66,100					
Comp Land Estimate	$12,000	$37,000	$14,800	$13,000	$16,100	$16,000
Sale Date		3/6/2020	2/21/2020	11/16/2018	5/28/2020	11/27/2018
Sale Price		$190,000	$165,000	$110,000	$185,000	$161,000
Time Adj Sale Price		$191,300	$166,400	$116,900	$185,600	$171,100
TADJSP/SQFT		$76.22	$83.12	$60.57	$86.09	$73.75
Total Adj Factors	$57,300	$121,200	$79,800	$60,900	$97,200	$103,100
Adjusted Sale Price		$127,400	$143,900	$113,300	$145,700	$125,300
Comparable Estimate	$131,000 ($58.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-23	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-10-1
Owner	Metzger, Robert J	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Gill, Harneet
Address	5-7 Shirley Ave	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 95	75 x 92	78 x 110	86 x 100	79 x 92	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1510	1568	1482	1455	1402	1484
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	1510	1568	1482	1455	1402	1484
Att/Det Gar Sqft		528		420		
Prior Land	$12,100					
Prior Total	$61,300					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$10,000	$12,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	8/8/2018
Sale Price		$138,000	$120,500	$86,000	$77,500	$104,076
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$112,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$75.81
Total Adj Factors	$40,800	$49,700	$45,400	$20,800	$29,000	$45,600
Adjusted Sale Price		$130,000	$115,900	$110,300	$94,600	$107,700
Comparable Estimate	$112,000 ($74.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-6	91.20-1-1	80.19-1-1	80.19-4-7	102.12-6-9	102.08-9-2
Owner	Bogdan, Donald E	Moses, Carolyn	Hayward, Humayyah L	Russell, Judith	Booth, Patricia	Kaur, Amarjit
Address	6-8 Shirley Ave	3357 Genesee St	116 Yvonne Ave	16 Wilshire Rd	71 Zoerb Ave	36 Wellington 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	108	109	102	103	110	110
School Code	143003	143002	143003	143003	143001	143002
Site No.	1	1	1	1	1	1
Land Size	79 x 97	217 x 200	50 x 107	40 x 160	45 x 147	50 x 125
Building 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1960 / 0	1957 / 0	1961 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.7	1.7	1.7	2.0
Bedrooms	6	3	5	4	5	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1480	1502	1144	1080	1232	1384
2nd Sty Area	0	399	0	0	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 936
SFLA	2220	2510	2002	1930	2156	2320
Att/Det Gar Sqft	330	576	440		576	528
Prior Land	$12,100					
Prior Total	$65,000					
Comp Land Estimate	$11,000	$37,000	$14,800	$13,000	$16,100	$16,000
Sale Date		3/6/2020	2/21/2020	11/16/2018	5/28/2020	11/27/2018
Sale Price		$190,000	$165,000	$110,000	$185,000	$161,000
Time Adj Sale Price		$191,300	$166,400	$116,900	$185,600	$171,100
TADJSP/SQFT		$76.22	$83.12	$60.57	$86.09	$73.75
Total Adj Factors	$56,000	$121,200	$79,800	$60,900	$97,200	$103,100
Adjusted Sale Price		$126,100	$142,600	$112,000	$144,400	$124,000
Comparable Estimate	$130,000 ($58.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-24	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.10-5-31
Owner	Ruffino, Rico B	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Cooper & Cooper Prope
Address	9-11 Shirley Ave	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 93	75 x 92	78 x 110	79 x 105	79 x 103	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1602	1568	1482	1708	1402	1402
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	1602	1568	1482	1708	1604	1402
Att/Det Gar Sqft	300	528		280	266	
Prior Land	$11,800					
Prior Total	$51,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$10,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	10/12/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$77,500
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$82,800
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$59.06
Total Adj Factors	$49,000	$49,700	$45,400	$26,800	$19,200	$29,000
Adjusted Sale Price		$138,200	$124,100	$119,700	$130,800	$102,800
Comparable Estimate	$123,000 ($76.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-36	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Kuciel, Diane L	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	23 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 107	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,700					
Prior Total	$56,900					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$44,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$119,500	$133,600	$111,300	$113,900	$126,200
Comparable Estimate	$121,000 ($81.65/SFLA)					

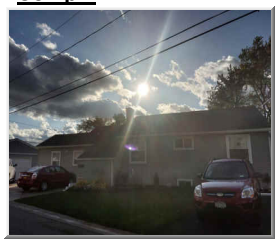
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-5	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-10-1
Owner	Cid Frank	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Gill, Harneet
Address	12 Shirley Ave	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 95	75 x 92	78 x 110	86 x 100	79 x 92	100 x 101
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 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	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	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1568	1482	1455	1402	1484
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	1568	1482	1455	1402	1484
Att/Det Gar Sqft	405	528		420		
Prior Land	$11,800					
Prior Total	$46,900					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$10,000	$12,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	8/8/2018
Sale Price		$138,000	$120,500	$86,000	$77,500	$104,076
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$112,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$75.81
Total Adj Factors	$54,300	$49,700	$45,400	$20,800	$29,000	$45,600
Adjusted Sale Price		$143,500	$129,400	$123,800	$108,100	$121,200
Comparable Estimate	$125,000 ($85.91/SFLA)					

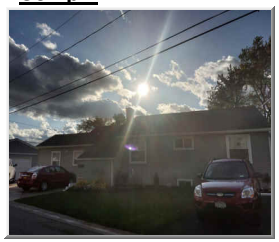
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

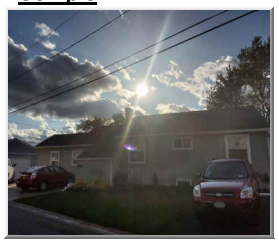
Roll Year: 2021

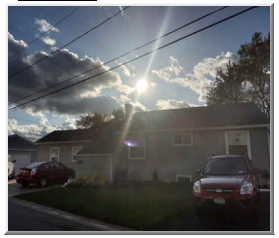
Option : 108_ENPM_OPTIONS

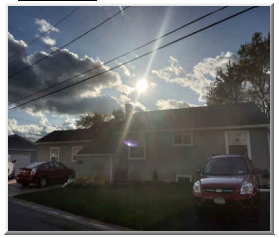
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-25	91.09-6-9	91.10-8-8	91.09-6-12	91.09-6-4	91.10-5-15
Owner	Dolan, Louis P	Heide, William	Logan, Vivian D	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J
Address	13 Shirley Ave	189 Maryvale Dr	219 Danbury Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen 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	108	108	102	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 92	50 x 236	50 x 115	50 x 237	50 x 233	68 x 86
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1946 / 0	1952 / 0	1950 / 0	1950 / 0	1944 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	1 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.7
Bedrooms	4	4	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1580	752	1110	834	915	896
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 200	0 242	0 0	0 0
SFLA	2330	1292	1942	1194	1275	1232
Att/Det Gar Sqft		240	289	440	440	
Prior Land	$10,000					
Prior Total	$88,100					
Comp Land Estimate	$9,000	$11,000	$15,400	$11,000	$11,000	$9,000
Sale Date		11/18/2019	12/9/2019	11/12/2019	6/5/2019	9/28/2018
Sale Price		$145,000	$147,900	$139,900	$137,000	$96,500
Time Adj Sale Price		$147,400	$149,900	$142,200	$141,600	$103,700
TADJSP/SQFT		$114.09	$77.19	$119.10	$111.06	$84.17
Total Adj Factors	$61,700	$53,100	$81,100	$50,900	$44,000	$32,500
Adjusted Sale Price		$156,000	$130,500	$153,000	$159,300	$132,900
Comparable Estimate	$146,000 ($62.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-4	91.14-7-7	91.14-12-45	91.14-4-18	91.10-9-2	91.15-3-17
Owner	Tonner, Thomas G	Davis, Quinclon	Collins, Brian	Weed, Megan E	Mueller, Eric J	Park, Doreen M
Address	14 Shirley Ave	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	151 Seton Rd	26 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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 92	57 x 94	89 x 115	87 x 100	51 x 100	51 x 122
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	1942 / 0	1942 / 0	1941 / 0	1943 / 0	1952 / 0	1957 / 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	D Economy 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 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1134	896	1604	896	896	1122
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	1134	896	1604	896	896	1122
Att/Det Gar Sqft	294		528		576	396
Prior Land	$10,600					
Prior Total	$56,900					
Comp Land Estimate	$9,000	$9,000	$12,000	$11,000	$14,400	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	8/14/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$138,600	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$138,600	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$154.69	$129.23
Total Adj Factors	$44,900	$40,600	$63,500	$24,400	$50,500	$63,600
Adjusted Sale Price		$99,300	$147,900	$106,600	$133,000	$126,300
Comparable Estimate	$123,000 ($108.47/SFLA)					

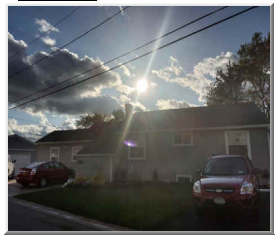
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-33	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Grandits, Gertrude L	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	17 Shirley Ave	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	62 x 93	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$8,100					
Prior Total	$45,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$33,300	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$87,700	$95,000	$121,400	$136,300	$93,000
Comparable Estimate	$107,000 ($119.42/SFLA)					

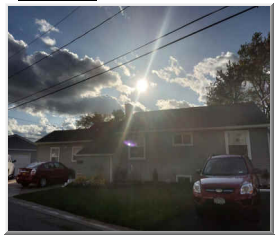
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-34	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Zaborowski, David M	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	18 Shirley Ave	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 91	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1947 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	952	896	896	1604	896	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0	0 0
SFLA	952	896	896	1604	896	1008
Att/Det Gar Sqft	308			528	576	
Prior Land	$7,700					
Prior Total	$58,100					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$38,000	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$92,400	$99,700	$141,000	$126,100	$97,700
Comparable Estimate	$111,000 ($116.6/SFLA)					

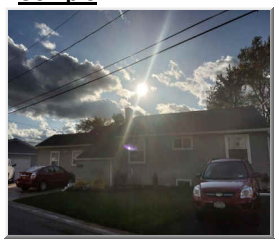
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-35	91.14-12-45	91.14-7-7	91.14-4-18	91.06-18-14	91.09-1-13
Owner	Wilcox, Marian	Collins, Brian	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C	Washington, Mario
Address	20-22 Shirley Ave	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland Ter	68 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 90	89 x 115	57 x 94	87 x 100	70 x 166	75 x 103
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	1941 / 0	1941 / 0	1942 / 0	1943 / 0	1953 / 0	1957 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / 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	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1402	1604	896	896	1432	1581
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	1402	1604	896	896	1432	1581
Att/Det Gar Sqft		528			440	480
Prior Land	$8,900					
Prior Total	$64,000					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$21,300	$17,600
Sale Date		9/9/2020	12/21/2018	12/28/2018	2/15/2019	7/29/2019
Sale Price		$166,500	$89,900	$81,500	$171,000	$163,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$179,000	$167,900
TADJSP/SQFT		$103.80	$106.03	$96.09	$125.00	$106.20
Total Adj Factors	$50,400	$63,500	$40,600	$24,400	$78,800	$84,100
Adjusted Sale Price		$153,400	$104,800	$112,100	$150,600	$134,200
Comparable Estimate	$131,000 ($93.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-32	91.14-12-45	91.14-7-7	91.14-4-18	91.06-18-14	91.10-9-2
Owner	Dressel, Gail M	Collins, Brian	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C	Mueller, Eric J
Address	21 Shirley Ave	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland Ter	151 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 92	89 x 115	57 x 94	87 x 100	70 x 166	51 x 100
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1942 / 0	1943 / 0	1953 / 0	1952 / 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 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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	2	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1349	1604	896	896	1432	896
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	1349	1604	896	896	1432	896
Att/Det Gar Sqft		528			440	576
Prior Land	$9,200					
Prior Total	$61,300					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$21,300	$14,400
Sale Date		9/9/2020	12/21/2018	12/28/2018	2/15/2019	8/14/2020
Sale Price		$166,500	$89,900	$81,500	$171,000	$138,600
Time Adj Sale Price		$166,500	$95,000	$86,100	$179,000	$138,600
TADJSP/SQFT		$103.80	$106.03	$96.09	$125.00	$154.69
Total Adj Factors	$43,200	$63,500	$40,600	$24,400	$78,800	$50,500
Adjusted Sale Price		$146,200	$97,600	$104,900	$143,400	$131,300
Comparable Estimate	$125,000 ($92.66/SFLA)					

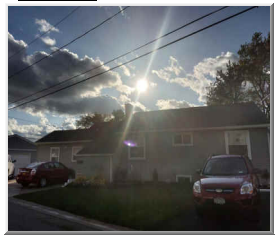
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-31	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Cooper & Cooper Prope	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	23-25 Shirley Ave	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 92	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,200					
Prior Total	$60,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$36,700	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$125,900	$111,800	$90,500	$106,200	$103,600
Comparable Estimate	$108,000 ($77.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-36	91.14-12-45	91.14-7-7	91.14-4-18	91.06-18-14	91.09-1-13
Owner	Williams, Caitlin M	Collins, Brian	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C	Washington, Mario
Address	24-26 Shirley Ave	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland Ter	68 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 90	89 x 115	57 x 94	87 x 100	70 x 166	75 x 103
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	1941 / 0	1941 / 0	1942 / 0	1943 / 0	1953 / 0	1957 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	2	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1445	1604	896	896	1432	1581
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	1445	1604	896	896	1432	1581
Att/Det Gar Sqft		528			440	480
Prior Land	$9,200					
Prior Total	$45,000					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$21,300	$17,600
Sale Date		9/9/2020	12/21/2018	12/28/2018	2/15/2019	7/29/2019
Sale Price		$166,500	$89,900	$81,500	$171,000	$163,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$179,000	$167,900
TADJSP/SQFT		$103.80	$106.03	$96.09	$125.00	$106.20
Total Adj Factors	$51,300	$63,500	$40,600	$24,400	$78,800	$84,100
Adjusted Sale Price		$154,300	$105,700	$113,000	$151,500	$135,100
Comparable Estimate	$132,000 ($91.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-6	91.14-12-45	91.14-7-7	91.14-4-18	91.06-18-14	91.10-9-2
Owner	Penny, Craig S	Collins, Brian	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C	Mueller, Eric J
Address	27 Shirley Ave	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland Ter	151 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	95 x 102	89 x 115	57 x 94	87 x 100	70 x 166	51 x 100
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	1945 / 0	1941 / 0	1942 / 0	1943 / 0	1953 / 0	1952 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1348	1604	896	896	1432	896
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	1348	1604	896	896	1432	896
Att/Det Gar Sqft	396	528			440	576
Prior Land	$11,000					
Prior Total	$61,000					
Comp Land Estimate	$12,000	$12,000	$9,000	$11,000	$21,300	$14,400
Sale Date		9/9/2020	12/21/2018	12/28/2018	2/15/2019	8/14/2020
Sale Price		$166,500	$89,900	$81,500	$171,000	$138,600
Time Adj Sale Price		$166,500	$95,000	$86,100	$179,000	$138,600
TADJSP/SQFT		$103.80	$106.03	$96.09	$125.00	$154.69
Total Adj Factors	$52,400	$63,500	$40,600	$24,400	$78,800	$50,500
Adjusted Sale Price		$155,400	$106,800	$114,100	$152,600	$140,500
Comparable Estimate	$134,000 ($99.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-13	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Anderson, Emerson J	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	24 Brookhaven Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	55 x 102	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	865	896	896	1604	1008	896
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	865	896	896	1604	1008	896
Att/Det Gar Sqft	200			528		576
Prior Land	$10,200					
Prior Total	$46,500					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$35,400	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$89,800	$97,100	$138,400	$95,100	$123,500
Comparable Estimate	$109,000 ($126.01/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	91.10-5-5	91.14-12-45	91.09-1-13	91.14-7-7	91.14-4-18	91.06-18-14
Owner	Wierzbicki, Dennis	Collins, Brian	Washington, Mario	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C
Address	28 Shirley Ave	2-4 Kingswood Dr	68 Seton Rd	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland 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	108	108	102	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	96 x 108	89 x 115	75 x 103	57 x 94	87 x 100	70 x 166
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	1944 / 0	1941 / 0	1957 / 0	1942 / 0	1943 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / 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	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	2024	1604	1581	896	896	1432
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	2024	1604	1581	896	896	1432
Att/Det Gar Sqft		528	480			440
Prior Land	$11,300					
Prior Total	$80,000					
Comp Land Estimate	$13,000	$12,000	$17,600	$9,000	$11,000	$21,300
Sale Date		9/9/2020	7/29/2019	12/21/2018	12/28/2018	2/15/2019
Sale Price		$166,500	$163,000	$89,900	$81,500	$171,000
Time Adj Sale Price		$166,500	$167,900	$95,000	$86,100	$179,000
TADJSP/SQFT		$103.80	$106.20	$106.03	$96.09	$125.00
Total Adj Factors	$67,400	$63,500	$84,100	$40,600	$24,400	$78,800
Adjusted Sale Price		$170,400	$151,200	$121,800	$129,100	$167,600
Comparable Estimate	$148,000 ($73.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-15	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	O'Leary, Arthur M	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	1-3 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	138 x 88	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1444	1482	1568	1484	1455	1402
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	1444	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$16,800					
Prior Total	$48,500					
Comp Land Estimate	$14,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$46,800	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$121,900	$136,000	$113,700	$116,300	$128,600
Comparable Estimate	$123,000 ($85.18/SFLA)					

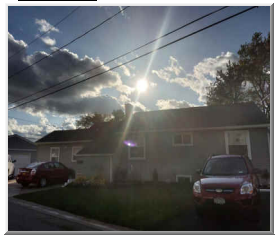
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-57	91.14-9-7	91.14-8-3	91.14-7-10	91.14-7-11	91.14-6-11
Owner	Alhamri Naif	Coffee, Neil A	Huber, Michael J	Buckles, Brienne P	Krug, Joseph A	Shi, Ru
Address	4 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	17-19 Starcrest Dr	21-23 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	86 x 115	78 x 110	75 x 92	79 x 103	79 x 105	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5	1.0	1.0
Bedrooms	4	4	4	5	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1608	1482	1568	1402	1708	1455
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	1608	1482	1568	1604	1708	1455
Att/Det Gar Sqft	280		528	266	280	420
Prior Land	$13,900					
Prior Total	$58,500					
Comp Land Estimate	$12,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	11/30/2018	5/3/2019	1/11/2019
Sale Price		$120,500	$138,000	$95,000	$94,000	$86,000
Time Adj Sale Price		$120,500	$138,900	$101,000	$97,500	$90,300
TADJSP/SQFT		$81.31	$88.58	$62.97	$57.08	$62.06
Total Adj Factors	$26,000	$45,400	$49,700	$19,200	$26,800	$20,800
Adjusted Sale Price		$101,100	$115,200	$107,800	$96,700	$95,500
Comparable Estimate	$103,000 ($64.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-16	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-9-23
Owner	Romaszko, Diane M	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Wils, Michael C
Address	5-7 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	15-17 Kingswood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 76	78 x 110	75 x 92	100 x 101	86 x 100	76 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1940 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1402	1482	1568	1484	1455	1001
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	1402	1482	1568	1484	1455	1001
Att/Det Gar Sqft			528		420	
Prior Land	$10,600					
Prior Total	$58,200					
Comp Land Estimate	$9,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	7/17/2019
Sale Price		$120,500	$138,000	$104,076	$86,000	$85,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$87,600
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$87.51
Total Adj Factors	$29,600	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$104,700	$118,800	$96,500	$99,100	$98,000
Comparable Estimate	$103,000 ($73.47/SFLA)					

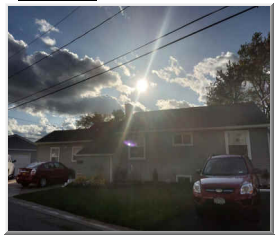
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-56	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Overton, Stephen C	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	6-8 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 108	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1527	1482	1568	1484	1402	1708
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	1527	1482	1568	1484	1604	1708
Att/Det Gar Sqft			528		266	280
Prior Land	$12,600					
Prior Total	$53,100					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$35,700	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$110,800	$124,900	$102,600	$117,500	$106,400
Comparable Estimate	$112,000 ($73.35/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	91.14-12-55	91.09-6-9	91.10-5-15	91.09-6-12	91.09-6-4	91.18-10-28
Owner	Hoyt John	Heide, William	Kumm, Michael J	Graves, Crystal	Hernandez, Melissa	Allan, Danielle J
Address	10 Siberling Dr	189 Maryvale Dr	17 Donlen Dr	203 Maryvale Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 106	50 x 236	68 x 86	50 x 237	50 x 233	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	1941 / 0	1946 / 0	1944 / 0	1950 / 0	1950 / 0	1951 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 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	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.5	1.5	1.7
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	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	714	752	896	834	915	852
2nd Sty Area	714	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1428	1292	1232	1194	1275	1491
Att/Det Gar Sqft	294	240		440	440	528
Prior Land	$11,000					
Prior Total	$66,800					
Comp Land Estimate	$10,000	$11,000	$9,000	$11,000	$11,000	$13,000
Sale Date		11/18/2019	9/28/2018	11/12/2019	6/5/2019	6/26/2020
Sale Price		$145,000	$96,500	$139,900	$137,000	$172,500
Time Adj Sale Price		$147,400	$103,700	$142,200	$141,600	$172,800
TADJSP/SQFT		$114.09	$84.17	$119.10	$111.06	$115.90
Total Adj Factors	$48,300	$53,100	$32,500	$50,900	$44,000	$68,000
Adjusted Sale Price		$142,600	$119,500	$139,600	$145,900	$153,100
Comparable Estimate	$140,000 ($98.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-21	91.14-12-45	91.14-7-7	91.15-3-17	91.15-4-2	91.18-8-35
Owner	Harrington, Melinda A	Collins, Brian	Davis, Quinclon	Park, Doreen M	Addison, Candace M	Krawczyk, Heather L
Address	11 Siberling Dr	2-4 Kingswood Dr	12 Starcrest Dr	26 Thruway Ct	79 Thruway Ct	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	108	108	108	107	107	107
School Code	143003	143003	143003	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 86	89 x 115	57 x 94	51 x 122	60 x 95	69 x 96
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	1940 / 0	1941 / 0	1942 / 0	1957 / 0	1956 / 0	1968 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm 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	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1256	1604	896	1122	1116	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 480
SFLA	1256	1604	896	1122	1116	1248
Att/Det Gar Sqft	352	528		396	280	528
Prior Land	$9,700					
Prior Total	$70,000					
Comp Land Estimate	$9,000	$12,000	$9,000	$13,200	$12,800	$13,700
Sale Date		9/9/2020	12/21/2018	8/21/2020	5/13/2020	9/23/2020
Sale Price		$166,500	$89,900	$145,000	$135,000	$177,000
Time Adj Sale Price		$166,500	$95,000	$145,000	$135,500	$177,000
TADJSP/SQFT		$103.80	$106.03	$129.23	$121.42	$141.83
Total Adj Factors	$52,400	$63,500	$40,600	$63,600	$61,900	$72,500
Adjusted Sale Price		$155,400	$106,800	$133,800	$126,000	$156,900
Comparable Estimate	$136,000 ($108.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-35	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Honesty Property Mana	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	13-15 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 88	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 95
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	2	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1482	1568	1484	1455	1402
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	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$11,300					
Prior Total	$51,900					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$33,000	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$108,100	$122,200	$99,900	$102,500	$114,800
Comparable Estimate	$110,000 ($75.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-22	91.14-4-18	91.14-7-7	91.14-12-45	91.18-3-47	91.15-3-17
Owner	Catanzaro, Samuel J Jr	Weed, Megan E	Davis, Quinclon	Collins, Brian	Clement, Crystal L	Park, Doreen M
Address	14 Siberling Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	87 x 100	57 x 94	89 x 115	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1942 / 0	1941 / 0	1949 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 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 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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	1122
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	896	896	896	1604	1008	1122
Att/Det Gar Sqft	368			528		396
Prior Land	$10,300					
Prior Total	$49,700					
Comp Land Estimate	$9,000	$11,000	$9,000	$12,000	$13,000	$13,200
Sale Date		12/28/2018	12/21/2018	9/9/2020	9/25/2020	8/21/2020
Sale Price		$81,500	$89,900	$166,500	$112,500	$145,000
Time Adj Sale Price		$86,100	$95,000	$166,500	$112,500	$145,000
TADJSP/SQFT		$96.09	$106.03	$103.80	$111.61	$129.23
Total Adj Factors	$24,700	$24,400	$40,600	$63,500	$52,800	$63,600
Adjusted Sale Price		$86,400	$79,100	$127,700	$84,400	$106,100
Comparable Estimate	$97,000 ($108.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-23	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Imiola, Jeffrey J	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	16-18 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 107	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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	1.5
Bedrooms	4	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1752	1482	1568	1708	1484	1402
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	1752	1482	1568	1708	1484	1604
Att/Det Gar Sqft			528	280		266
Prior Land	$12,400					
Prior Total	$74,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$55,500	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$130,600	$144,700	$126,200	$122,400	$137,300
Comparable Estimate	$132,000 ($75.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-12	91.14-8-12	80.17-4-12	80.17-4-10	80.18-6-28	91.18-11-16
Owner	Joyce, Shannon Elizabe	Joyce, Shannon Elizabe	Niver, Nathaniel B	Driscoll, Thomas J	Szary, Danielle	Truong, Lieu T
Address	26 Brookhaven Dr	26 Brookhaven Dr	148 Briarcliff Rd	158 Briarcliff Rd	492 Lamarck Dr	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	108	108	102	102	102	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 101	51 x 101	50 x 155	50 x 155	50 x 138	59 x 102
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1949 / 0	1949 / 0	1945 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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 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	1.5	1.0
Bedrooms	2	2	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	714	714	896	1256	863	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	360 0	0 0	384 0	444 0
SFLA	714	714	1256	1256	1486	1980
Att/Det Gar Sqft			280	308	200	
Prior Land	$9,500					
Prior Total	$35,000					
Comp Land Estimate	$8,000	$8,000	$17,700	$17,700	$16,800	$13,100
Sale Date		8/2/2018	2/19/2020	11/20/2019	5/30/2019	7/17/2018
Sale Price		$72,000	$145,000	$145,000	$140,000	$142,000
Time Adj Sale Price		$77,800	$146,200	$147,400	$145,200	$154,400
TADJSP/SQFT		$108.96	$116.40	$117.36	$97.71	$77.98
Total Adj Factors	$27,600	$16,900	$57,800	$56,600	$65,300	$94,500
Adjusted Sale Price		$88,500	$116,000	$118,400	$107,500	$87,500
Comparable Estimate	$104,000 ($145.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-34	91.14-9-7	91.14-8-3	91.15-11-10	91.14-7-11	91.06-15-40
Owner	Grace, Lisa	Coffee, Neil A	Huber, Michael J	Dublin Properties, Inc.	Krug, Joseph A	Gadzo, Ryan J
Address	17-19 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	94 Vegola Ave	21-23 Starcrest Dr	104 Oehman 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	108	108	108	109	108	102
School Code	143003	143003	143003	143002	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 91	78 x 110	75 x 92	55 x 120	79 x 105	50 x 140
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1956 / 0	1942 / 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	D Economy 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 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	2.0	1.0	2.0
Bedrooms	5	4	4	6	3	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	2378	1482	1568	1344	1708	1272
2nd Sty Area	360	0	0	1240	0	1200
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	2738	1482	1568	2584	1708	2472
Att/Det Gar Sqft			528	440	280	400
Prior Land	$11,600					
Prior Total	$90,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$17,000	$11,000	$17,000
Sale Date		9/3/2020	3/27/2020	1/9/2020	5/3/2019	7/28/2020
Sale Price		$120,500	$138,000	$215,000	$94,000	$170,000
Time Adj Sale Price		$120,500	$138,900	$217,200	$97,500	$170,000
TADJSP/SQFT		$81.31	$88.58	$84.06	$57.08	$68.77
Total Adj Factors	$84,000	$45,400	$49,700	$97,400	$26,800	$86,000
Adjusted Sale Price		$159,100	$173,200	$203,800	$154,700	$168,000
Comparable Estimate	$172,000 ($62.82/SFLA)					

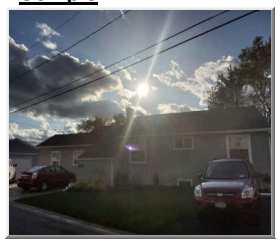
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-24	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Overton, Stephen C	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	20-22 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 107	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1581	1482	1568	1484	1402	1708
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	1581	1482	1568	1484	1604	1708
Att/Det Gar Sqft			528		266	280
Prior Land	$12,600					
Prior Total	$49,400					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$52,700	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$127,800	$141,900	$119,600	$134,500	$123,400
Comparable Estimate	$129,000 ($81.59/SFLA)					

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

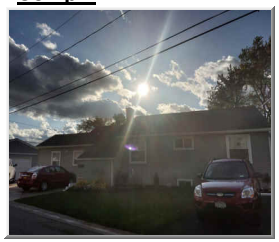
Roll Year: 2021

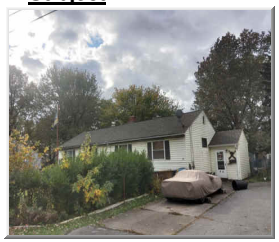
Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-33	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Metlak, David J	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	21-23 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 98	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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 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	1.5
Bedrooms	4	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1783	1482	1568	1708	1484	1402
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	1783	1482	1568	1708	1484	1604
Att/Det Gar Sqft	220		528	280		266
Prior Land	$12,100					
Prior Total	$68,100					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$55,400	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$130,500	$144,600	$126,100	$122,300	$137,200
Comparable Estimate	$132,000 ($74.03/SFLA)					

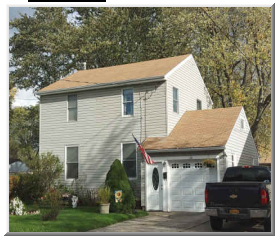
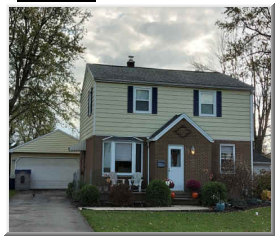
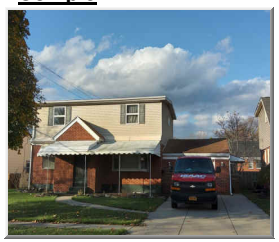
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-25	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.15-3-17
Owner	Wilson, Kimberly	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Park, Doreen M
Address	24 Siberling Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 105	57 x 94	87 x 100	89 x 115	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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 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 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	895	896	896	1604	1008	1122
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	895	896	896	1604	1008	1122
Att/Det Gar Sqft				528		396
Prior Land	$10,300					
Prior Total	$45,500					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$13,200
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/21/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$145,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$129.23
Total Adj Factors	$34,500	$40,600	$24,400	$63,500	$52,800	$63,600
Adjusted Sale Price		$88,900	$96,200	$137,500	$94,200	$115,900
Comparable Estimate	$107,000 ($119.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-32	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Nichter Robert A	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	25-27 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 92	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1510	1482	1568	1484	1402	1708
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	1510	1482	1568	1484	1604	1708
Att/Det Gar Sqft	252		528		266	280
Prior Land	$12,100					
Prior Total	$48,400					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$49,800	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$124,900	$139,000	$116,700	$131,600	$120,500
Comparable Estimate	$127,000 ($84.11/SFLA)					

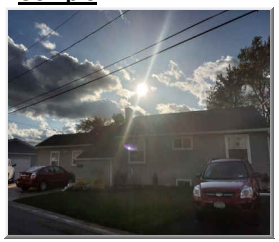
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-26	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Miller, Scott E	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	26 Siberling Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 106	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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 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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	956	896	1604	896	1008	1122
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 204	0 0	0 0	0 0	0 0	0 0
SFLA	956	896	1604	896	1008	1122
Att/Det Gar Sqft			528			396
Prior Land	$10,200					
Prior Total	$49,400					
Comp Land Estimate	$9,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$30,600	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$85,000	$133,600	$92,300	$90,300	$112,000
Comparable Estimate	$103,000 ($107.74/SFLA)					

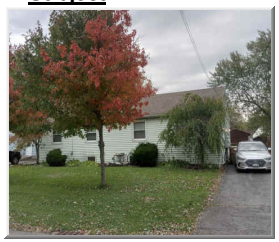


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-27	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Seabolt, George F Jr	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	28-30 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 99	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1498	1482	1568	1484	1455	1402
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	1498	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,300					
Prior Total	$48,100					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$50,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$125,500	$139,600	$117,300	$119,900	$132,200
Comparable Estimate	$127,000 ($84.78/SFLA)					

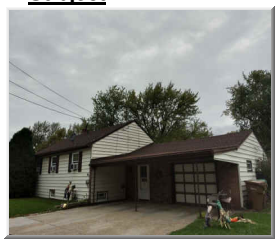
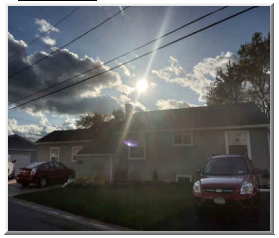
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-31	91.79-3-16	91.12-4-4	91.06-16-25	91.09-3-14	91.11-4-13
Owner	Filarecki, William A	Aja, Nicholas M	Jones, Kimberly	Gerard, Robert M	Lee, Tanika	Huebsch, Andrew D
Address	29 Siberling Dr	123 Kilbourne Rd	103 Unionvale Rd	25 Woodridge Ave	113 Danbury Dr	68 Clearvale 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	108	107	103	102	102	103
School Code	143003	143001	143002	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 93	40 x 120	60 x 160	50 x 162	51 x 115	55 x 112
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1943 / 0	1952 / 0	1940 / 0	1949 / 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	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	2.0	2.0	2.0	2.0
Bedrooms	3	5	4	4	4	2
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 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	714	624	790	950	780	815
2nd Sty Area	702	624	810	714	780	775
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1416	1248	1600	1664	1560	1590
Att/Det Gar Sqft	272	308	484	480	308	1,083
Prior Land	$9,400					
Prior Total	$81,600					
Comp Land Estimate	$8,000	$11,000	$15,000	$18,000	$15,600	$13,000
Sale Date		9/10/2020	9/10/2020	6/7/2019	8/23/2018	9/21/2018
Sale Price		$160,330	$190,000	$159,000	$145,000	$140,000
Time Adj Sale Price		$160,300	$190,000	$164,300	$156,800	$150,500
TADJSP/SQFT		$128.45	$118.75	$98.74	$100.51	$94.65
Total Adj Factors	$48,900	$60,300	$72,900	$73,900	$68,500	$78,500
Adjusted Sale Price		$148,900	$166,000	$139,300	$137,200	$120,900
Comparable Estimate	$142,000 ($100.28/SFLA)					

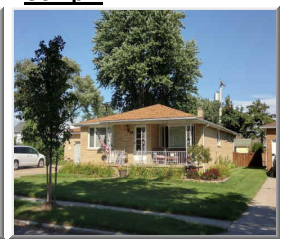
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-30	91.14-9-7	91.14-8-3	91.14-10-1	91.14-7-10	91.14-7-11
Owner	Lynch Thomas J Sr.	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Buckles, Brienne P	Krug, Joseph A
Address	31-33 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 153	78 x 110	75 x 92	100 x 101	79 x 103	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1552	1482	1568	1484	1402	1708
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	1552	1482	1568	1484	1604	1708
Att/Det Gar Sqft	240		528		266	280
Prior Land	$14,800					
Prior Total	$56,000					
Comp Land Estimate	$13,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$104,076	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.97	$57.08
Total Adj Factors	$50,000	$45,400	$49,700	$45,600	$19,200	$26,800
Adjusted Sale Price		$125,100	$139,200	$116,900	$131,800	$120,700
Comparable Estimate	$127,000 ($81.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-28	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.18-5-38
Owner	Bartnik, Nicole	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Feliciano, Juan
Address	32 Siberling Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 114	57 x 94	87 x 100	89 x 115	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	726	896	896	1604	1008	832
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	726	896	896	1604	1008	832
Att/Det Gar Sqft				528		440
Prior Land	$11,600					
Prior Total	$36,100					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$12,600
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/12/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$116,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$139.42
Total Adj Factors	$31,400	$40,600	$24,400	$63,500	$52,800	$50,300
Adjusted Sale Price		$85,800	$93,100	$134,400	$91,100	$97,100
Comparable Estimate	$100,000 ($137.74/SFLA)					

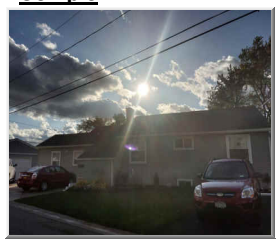
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-37	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-10	91.14-7-11
Owner	Morsheimer, Joseph E	Coffee, Neil A	Huber, Michael J	Shi, Ru	Buckles, Brienne P	Krug, Joseph A
Address	27-29 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 106	78 x 110	75 x 92	86 x 100	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	D Economy 95	D Economy 95	D Economy 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	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1455	1402	1708
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	1482	1482	1568	1455	1604	1708
Att/Det Gar Sqft			528	420	266	280
Prior Land	$12,300					
Prior Total	$48,200					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$62.97	$57.08
Total Adj Factors	$22,600	$45,400	$49,700	$20,800	$19,200	$26,800
Adjusted Sale Price		$97,700	$111,800	$92,100	$104,400	$93,300
Comparable Estimate	$100,000 ($67.48/SFLA)					

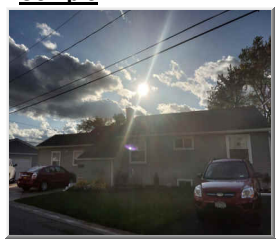
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-10-29	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Boggan, Patricia	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	34 Siberling Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	85 x 146	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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	1.5
Bedrooms	4	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1760	1482	1568	1708	1484	1402
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	1730	1482	1568	1708	1484	1604
Att/Det Gar Sqft			528	280		266
Prior Land	$15,500					
Prior Total	$61,300					
Comp Land Estimate	$14,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$51,600	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$126,700	$140,800	$122,300	$118,500	$133,400
Comparable Estimate	$128,000 ($73.99/SFLA)					

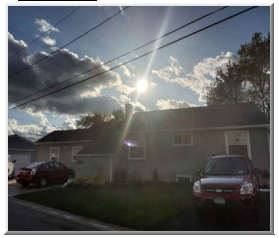





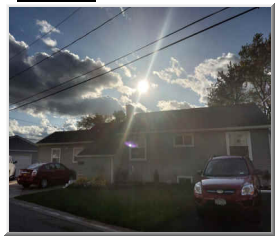
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-1	91.14-12-45	91.14-7-7	91.14-4-18	91.18-8-35	91.18-3-47
Owner	Santiago Leonardo	Collins, Brian	Davis, Quinclon	Weed, Megan E	Krawczyk, Heather L	Clement, Crystal L
Address	40 Sierra Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	93 Andres Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	93 x 83	89 x 115	57 x 94	87 x 100	69 x 96	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1942 / 0	1943 / 0	1968 / 0	1949 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1312	1604	896	896	1248	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 480	0 0
SFLA	1312	1604	896	896	1248	1008
Att/Det Gar Sqft	308	528			528	
Prior Land	$12,600					
Prior Total	$61,000					
Comp Land Estimate	$11,000	$12,000	$9,000	$11,000	$13,700	$13,000
Sale Date		9/9/2020	12/21/2018	12/28/2018	9/23/2020	9/25/2020
Sale Price		$166,500	$89,900	$81,500	$177,000	$112,500
Time Adj Sale Price		$166,500	$95,000	$86,100	$177,000	$112,500
TADJSP/SQFT		$103.80	$106.03	$96.09	$141.83	$111.61
Total Adj Factors	$50,700	$63,500	$40,600	$24,400	$72,500	$52,800
Adjusted Sale Price		$153,700	$105,100	$112,400	$155,200	$110,400
Comparable Estimate	$127,000 ($96.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-13	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Mc Naney Dennis A	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	41 Sierra Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	36 x 149	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	896
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	896	896	896	1604	1008	896
Att/Det Gar Sqft	280			528		576
Prior Land	$8,200					
Prior Total	$47,700					
Comp Land Estimate	$7,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$35,900	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$90,300	$97,600	$138,900	$95,600	$124,000
Comparable Estimate	$109,000 ($121.65/SFLA)					

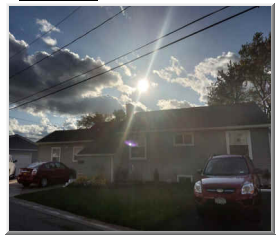
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-2	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Hanley, Sara A	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	44 Sierra Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 87	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	392			528	576	
Prior Land	$11,600					
Prior Total	$50,600					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$39,000	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$93,400	$100,700	$142,000	$127,100	$98,700
Comparable Estimate	$112,000 ($125/SFLA)					

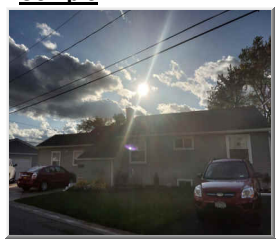
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-12	91.14-12-45	91.14-7-7	91.14-4-18	91.09-1-13	91.18-7-14
Owner	Swearengen, Joseph	Collins, Brian	Davis, Quinclon	Weed, Megan E	Washington, Mario	Medina, Shawna L
Address	45 Sierra Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	68 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	83 x 132	89 x 115	57 x 94	87 x 100	75 x 103	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1942 / 0	1943 / 0	1957 / 0	1948 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	4	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1557	1604	896	896	1581	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	1557	1604	896	896	1581	1396
Att/Det Gar Sqft	280	528			480	638
Prior Land	$14,500					
Prior Total	$38,500					
Comp Land Estimate	$13,000	$12,000	$9,000	$11,000	$17,600	$14,000
Sale Date		9/9/2020	12/21/2018	12/28/2018	7/29/2019	1/10/2020
Sale Price		$166,500	$89,900	$81,500	$163,000	$167,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$167,900	$168,700
TADJSP/SQFT		$103.80	$106.03	$96.09	$106.20	$120.85
Total Adj Factors	$56,800	$63,500	$40,600	$24,400	$84,100	$77,700
Adjusted Sale Price		$159,800	$111,200	$118,500	$140,600	$147,800
Comparable Estimate	$136,000 ($87.35/SFLA)					

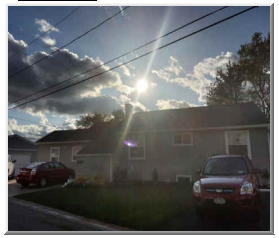
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-11	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-10	91.14-7-11
Owner	Shi, Ru	Coffee, Neil A	Huber, Michael J	Shi, Ru	Buckles, Brienne P	Krug, Joseph A
Address	47-49 Sierra Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	86 x 100	78 x 110	75 x 92	86 x 100	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1482	1568	1455	1402	1708
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	1482	1568	1455	1604	1708
Att/Det Gar Sqft	420		528	420	266	280
Prior Land	$12,900					
Prior Total	$31,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$62.97	$57.08
Total Adj Factors	$40,800	$45,400	$49,700	$20,800	$19,200	$26,800
Adjusted Sale Price		$115,900	$130,000	$110,300	$122,600	$111,500
Comparable Estimate	$118,000 ($81.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-3	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Stiles, Gary K	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	48 Sierra Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	83 x 95	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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 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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1100	896	1604	896	1008	1122
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	896	1604	896	1008	1122
Att/Det Gar Sqft	352		528			396
Prior Land	$12,400					
Prior Total	$51,900					
Comp Land Estimate	$11,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$44,900	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$99,300	$147,900	$106,600	$104,600	$126,300
Comparable Estimate	$117,000 ($106.36/SFLA)					

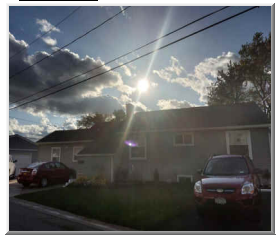
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-10	91.14-8-3	91.14-9-7	91.14-6-11	91.14-7-10	91.14-7-11
Owner	Windwood Place LLC	Huber, Michael J	Coffee, Neil A	Shi, Ru	Buckles, Brienne P	Krug, Joseph A
Address	51-53 Sierra Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	83 x 85	75 x 92	78 x 110	86 x 100	79 x 103	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1546	1568	1482	1455	1402	1708
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	1546	1568	1482	1455	1604	1708
Att/Det Gar Sqft	429	528		420	266	280
Prior Land	$11,800					
Prior Total	$53,100					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	11/30/2018	5/3/2019
Sale Price		$138,000	$120,500	$86,000	$95,000	$94,000
Time Adj Sale Price		$138,900	$120,500	$90,300	$101,000	$97,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$62.97	$57.08
Total Adj Factors	$55,200	$49,700	$45,400	$20,800	$19,200	$26,800
Adjusted Sale Price		$144,400	$130,300	$124,700	$137,000	$125,900
Comparable Estimate	$132,000 ($85.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-4	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	GMS 76 Company Inc	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	52 Sierra Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	72 x 95	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	308			528	576	
Prior Land	$11,300					
Prior Total	$55,000					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$38,600	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$93,000	$100,300	$141,600	$126,700	$98,300
Comparable Estimate	$112,000 ($125/SFLA)					

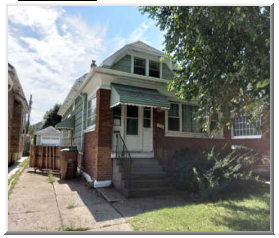
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-5	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Tigue, Thomas A	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	54 Sierra Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	89 x 83	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1001	896	896	1604	1008	896
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	1001	896	896	1604	1008	896
Att/Det Gar Sqft	280			528		576
Prior Land	$12,100					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$36,500	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$90,900	$98,200	$139,500	$96,200	$124,600
Comparable Estimate	$110,000 ($109.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-2	91.14-12-45	91.14-7-7	91.14-4-18	91.18-7-14	91.09-1-13
Owner	Rodriguez, Roxanna	Collins, Brian	Davis, Quinclon	Weed, Megan E	Medina, Shawna L	Washington, Mario
Address	43 Allison Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	138 Toelsin Rd	68 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 91	89 x 115	57 x 94	87 x 100	50 x 140	75 x 103
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	1943 / 0	1941 / 0	1942 / 0	1943 / 0	1948 / 0	1957 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	4	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1500	1604	896	896	1396	1581
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	1500	1604	896	896	1396	1581
Att/Det Gar Sqft	274	528			638	480
Prior Land	$11,600					
Prior Total	$64,000					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$14,000	$17,600
Sale Date		9/9/2020	12/21/2018	12/28/2018	1/10/2020	7/29/2019
Sale Price		$166,500	$89,900	$81,500	$167,000	$163,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$168,700	$167,900
TADJSP/SQFT		$103.80	$106.03	$96.09	$120.85	$106.20
Total Adj Factors	$57,000	$63,500	$40,600	$24,400	$77,700	$84,100
Adjusted Sale Price		$160,000	$111,400	$118,700	$148,000	$140,800
Comparable Estimate	$136,000 ($90.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-11	91.14-9-7	91.14-8-3	91.14-6-11	91.14-10-1	91.10-5-31
Owner	Secretary of HUD	Coffee, Neil A	Huber, Michael J	Shi, Ru	Gill, Harneet	Cooper & Cooper Prope
Address	28-30 Brookhaven Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	3-5 Redwood Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	72 x 98	78 x 110	75 x 92	86 x 100	100 x 101	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1944 / 0	1942 / 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	D Economy 95	C Average 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1484	1402
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	1428	1482	1568	1455	1484	1402
Att/Det Gar Sqft			528	420		
Prior Land	$9,000					
Prior Total	$39,900					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$12,000	$10,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	8/8/2018	10/12/2018
Sale Price		$120,500	$138,000	$86,000	$104,076	$77,500
Time Adj Sale Price		$120,500	$138,900	$90,300	$112,500	$82,800
TADJSP/SQFT		$81.31	$88.58	$62.06	$75.81	$59.06
Total Adj Factors	$32,300	$45,400	$49,700	$20,800	$45,600	$29,000
Adjusted Sale Price		$107,400	$121,500	$101,800	$99,200	$86,100
Comparable Estimate	$103,000 ($72.13/SFLA)					

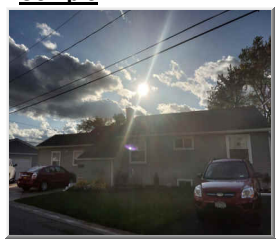
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-6	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	McDougall, Brett	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	56 Sierra Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 121	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	484			528	576	
Prior Land	$11,600					
Prior Total	$51,900					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$42,500	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$96,900	$104,200	$145,500	$130,600	$102,200
Comparable Estimate	$116,000 ($129.46/SFLA)					

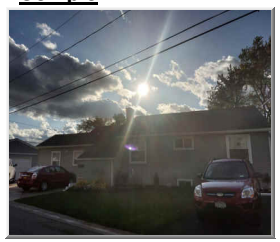
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-8	91.18-3-3	91.19-3-41.1	91.18-3-29	90.76-2-50	91.77-1-3
Owner	Raimonde, Elizabeth	Rivera, Kjuan	Perez, Chantel M	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G
Address	59 Sierra Dr	47 Dellwood Pl	89 Pinehurst Ave	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	109	107	105	105
School Code	143003	143003	143002	143003	143001	143001
Site No.	1	1	1	1	1	1
Land Size	44 x 105	35 x 120	60 x 120	35 x 120	35 x 119	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1941 / 0	1932 / 0	1930 / 1970	1927 / 0	1927 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.0	2.0	1.5	1.3
Bedrooms	4	4	3	2	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	962	620	1379	264	1014	1136
2nd Sty Area	0	0	0	720	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1262	975	1379	984	1284	1494
Att/Det Gar Sqft	280			240	180	216
Prior Land	$8,500					
Prior Total	$38,200					
Comp Land Estimate	$7,000	$9,600	$18,000	$9,600	$8,000	$8,000
Sale Date		5/31/2019	10/22/2020	2/8/2019	7/22/2020	10/23/2020
Sale Price		$91,000	$125,000	$81,000	$92,500	$116,000
Time Adj Sale Price		$94,400	$125,000	$84,800	$92,500	$116,000
TADJSP/SQFT		$96.82	$90.65	$86.18	$72.04	$77.64
Total Adj Factors	$31,100	$34,700	$51,700	$38,200	$29,500	$29,200
Adjusted Sale Price		$90,800	$104,400	$77,700	$94,100	$117,900
Comparable Estimate	$97,000 ($76.86/SFLA)					

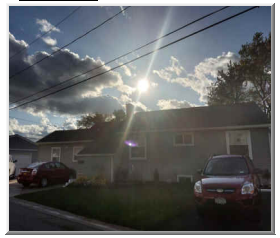
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-7	91.14-9-7	91.14-8-3	91.14-9-23	91.14-6-11	91.10-5-31
Owner	Hoppy, Jeanette A	Coffee, Neil A	Huber, Michael J	Wils, Michael C	Shi, Ru	Cooper & Cooper Prope
Address	61-63 Sierra Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	15-17 Kingswood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 102	78 x 110	75 x 92	76 x 105	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1940 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1142	1482	1568	1001	1455	1402
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	1142	1482	1568	1001	1455	1402
Att/Det Gar Sqft			528		420	
Prior Land	$10,600					
Prior Total	$41,900					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	7/17/2019	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$85,000	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$87,600	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$87.51	$62.06	$59.06
Total Adj Factors	$25,800	$45,400	$49,700	$19,200	$20,800	$29,000
Adjusted Sale Price		$100,900	$115,000	$94,200	$95,300	$79,600
Comparable Estimate	$97,000 ($84.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-6-9	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-10
Owner	Carter, Jeffrey J	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Buckles, Brienne P
Address	55A-55B Sierra Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 83	78 x 110	75 x 92	86 x 100	79 x 92	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1402	1402
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	1428	1482	1568	1455	1402	1604
Att/Det Gar Sqft			528	420		266
Prior Land	$11,500					
Prior Total	$45,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$77,500	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$62.97
Total Adj Factors	$31,800	$45,400	$49,700	$20,800	$29,000	$19,200
Adjusted Sale Price		$106,900	$121,000	$101,300	$85,600	$113,600
Comparable Estimate	$106,000 ($74.23/SFLA)					

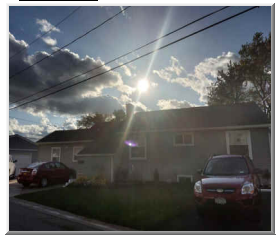
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-14	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Abramowski, David A	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	39 Simpson Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	70 x 81	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	928	896	896	1604	896	1008
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	896	896	1604	896	1008
Att/Det Gar Sqft				528	576	
Prior Land	$10,500					
Prior Total	$47,300					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$33,500	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$87,900	$95,200	$136,500	$121,600	$93,200
Comparable Estimate	$107,000 ($115.3/SFLA)					

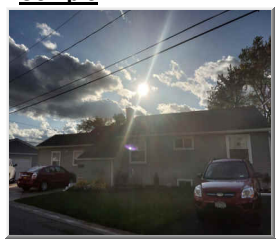
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-16	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Zielinski, Nancy L	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	40 Simpson Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	96 x 74	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1078	896	896	1604	1008	896
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	1078	896	896	1604	1008	896
Att/Det Gar Sqft	322			528		576
Prior Land	$11,800					
Prior Total	$44,700					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$42,300	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$96,700	$104,000	$145,300	$102,000	$130,400
Comparable Estimate	$116,000 ($107.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-15	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Nagel, Sandra L	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	41-43 Simpson Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 81	78 x 110	75 x 92	86 x 100	79 x 92	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1404	1482	1568	1455	1402	1708
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	1482	1568	1455	1402	1708
Att/Det Gar Sqft	480		528	420		280
Prior Land	$11,000					
Prior Total	$47,700					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$77,500	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$57.08
Total Adj Factors	$44,200	$45,400	$49,700	$20,800	$29,000	$26,800
Adjusted Sale Price		$119,300	$133,400	$113,700	$98,000	$114,900
Comparable Estimate	$116,000 ($82.62/SFLA)					

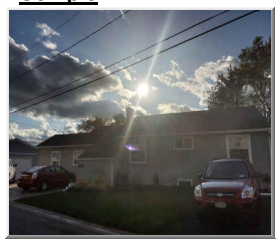
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-15	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Mcmanus, Daniel P	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	44 Simpson Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	82 x 77	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	2 Fair	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft				528	576	
Prior Land	$11,000					
Prior Total	$45,200					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$28,700	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$83,100	$90,400	$131,700	$116,800	$88,400
Comparable Estimate	$102,000 ($113.84/SFLA)					

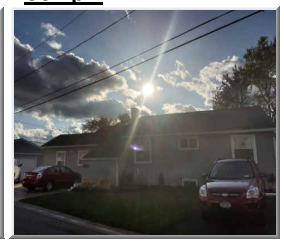
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-16	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-11	91.10-5-31
Owner	Windwood Place LLC	Coffee, Neil A	Huber, Michael J	Shi, Ru	Krug, Joseph A	Cooper & Cooper Prope
Address	45-47 Simpson Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	21-23 Starcrest Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 81	78 x 110	75 x 92	86 x 100	79 x 105	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 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	D Economy 95	D Economy 100	D Economy 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	4	4	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1483	1482	1568	1455	1708	1402
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	1483	1482	1568	1455	1708	1402
Att/Det Gar Sqft			528	420	280	
Prior Land	$11,000					
Prior Total	$23,300					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	5/3/2019	10/12/2018
Sale Price		$120,500	$138,000	$86,000	$94,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$90,300	$97,500	$82,800
TADJSP/SQFT		$81.31	$88.58	$62.06	$57.08	$59.06
Total Adj Factors	$43,600	$45,400	$49,700	$20,800	$26,800	$29,000
Adjusted Sale Price		$118,700	$132,800	$113,100	$114,300	$97,400
Comparable Estimate	$115,000 ($77.55/SFLA)					

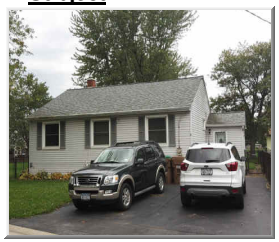
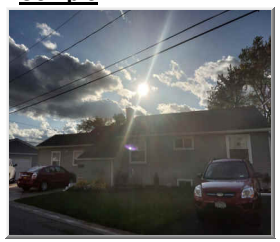
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-14	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Aldrich, Lorna K	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	48 Simpson Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 71	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1078	896	896	1604	1008	896
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	1078	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$10,200					
Prior Total	$51,900					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$39,600	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$94,000	$101,300	$142,600	$99,300	$127,700
Comparable Estimate	$113,000 ($104.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-38	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Bienas, Sharon M	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	31 Brookhaven Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 103	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	726	896	896	1604	1008	896
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	726	896	896	1604	1008	896
Att/Det Gar Sqft	336			528		576
Prior Land	$10,600					
Prior Total	$46,900					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$33,000	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$87,400	$94,700	$136,000	$92,700	$121,100
Comparable Estimate	$106,000 ($146.01/SFLA)					

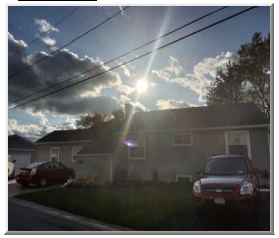
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

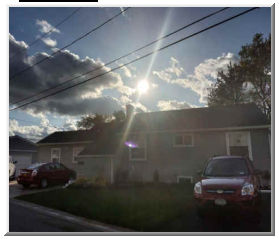
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-17	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Przybysz, Robert F	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	49 Simpson Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 82	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1000	896	896	1604	1008	896
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	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$11,100					
Prior Total	$46,000					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$38,800	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$93,200	$100,500	$141,800	$98,500	$126,900
Comparable Estimate	$112,000 ($112/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-29	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Browning, Fay D	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	1 Simsbury Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 91	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft	216			576	528	
Prior Land	$11,800					
Prior Total	$47,700					
Comp Land Estimate	$10,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$38,100	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$92,500	$99,800	$126,200	$141,100	$97,800
Comparable Estimate	$111,000 ($123.88/SFLA)					

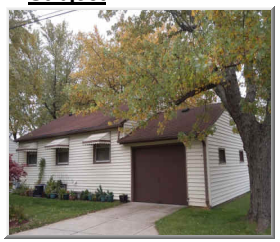
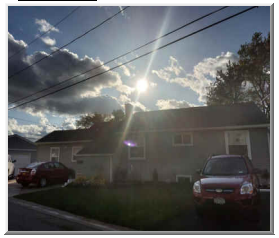
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-24	91.14-4-18	91.14-7-7	91.14-12-45	91.10-9-2	91.18-3-47
Owner	O'Neill, Robert W	Weed, Megan E	Davis, Quinclon	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	2 Simsbury Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 99	87 x 100	57 x 94	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	980	896	896	1604	896	1008
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	896	896	1604	896	1008
Att/Det Gar Sqft				528	576	
Prior Land	$12,300					
Prior Total	$51,100					
Comp Land Estimate	$11,000	$11,000	$9,000	$12,000	$14,400	$13,000
Sale Date		12/28/2018	12/21/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$81,500	$89,900	$166,500	$138,600	$112,500
Time Adj Sale Price		$86,100	$95,000	$166,500	$138,600	$112,500
TADJSP/SQFT		$96.09	$106.03	$103.80	$154.69	$111.61
Total Adj Factors	$38,300	$24,400	$40,600	$63,500	$50,500	$52,800
Adjusted Sale Price		$100,000	$92,700	$141,300	$126,400	$98,000
Comparable Estimate	$112,000 ($114.29/SFLA)					

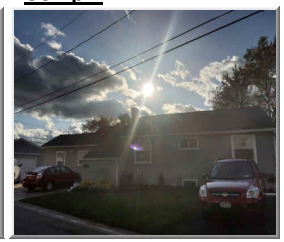
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-30	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Formondi Properties LL	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	3 Simsbury Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 92	75 x 92	78 x 110	86 x 100	79 x 92	79 x 105
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	5	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1511	1568	1482	1455	1402	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 256	0 0	0 0	0 0	0 0	0 0
SFLA	1511	1568	1482	1455	1402	1708
Att/Det Gar Sqft	388	528		420		280
Prior Land	$11,800					
Prior Total	$75,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$138,000	$120,500	$86,000	$77,500	$94,000
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$97,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$57.08
Total Adj Factors	$55,200	$49,700	$45,400	$20,800	$29,000	$26,800
Adjusted Sale Price		$144,400	$130,300	$124,700	$109,000	$125,900
Comparable Estimate	$127,000 ($84.05/SFLA)					

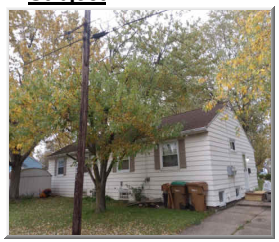
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-23	91.14-12-45	91.14-4-18	91.14-7-7	91.09-1-13	91.06-18-14
Owner	Gagola, Louis J	Collins, Brian	Weed, Megan E	Davis, Quinclon	Washington, Mario	Gravelle, Renee C
Address	4 Simsbury Dr	2-4 Kingswood Dr	167 Cedargrove Cir	12 Starcrest Dr	68 Seton Rd	20 Woodland 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 87	89 x 115	87 x 100	57 x 94	75 x 103	70 x 166
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1943 / 0	1941 / 0	1943 / 0	1942 / 0	1957 / 0	1953 / 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 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	2
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1525	1604	896	896	1581	1432
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	1525	1604	896	896	1581	1432
Att/Det Gar Sqft		528			480	440
Prior Land	$11,800					
Prior Total	$59,000					
Comp Land Estimate	$10,000	$12,000	$11,000	$9,000	$17,600	$21,300
Sale Date		9/9/2020	12/28/2018	12/21/2018	7/29/2019	2/15/2019
Sale Price		$166,500	$81,500	$89,900	$163,000	$171,000
Time Adj Sale Price		$166,500	$86,100	$95,000	$167,900	$179,000
TADJSP/SQFT		$103.80	$96.09	$106.03	$106.20	$125.00
Total Adj Factors	$53,400	$63,500	$24,400	$40,600	$84,100	$78,800
Adjusted Sale Price		$156,400	$115,100	$107,800	$137,200	$153,600
Comparable Estimate	$134,000 ($87.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-1	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Erb Brian C	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	7 Simsbury Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 91	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft	264			576	528	
Prior Land	$10,000					
Prior Total	$46,100					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$34,900	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$89,300	$96,600	$123,000	$137,900	$94,600
Comparable Estimate	$108,000 ($120.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-22	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.10-7-53
Owner	Haley Cindy L	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Gangarossa, Josef
Address	8 Simsbury Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	206 Westbrook 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	52 x 84	50 x 236	50 x 237	50 x 233	68 x 86	50 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1950 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	957	752	834	915	896	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1675	1292	1194	1275	1232	1545
Att/Det Gar Sqft		240	440	440		504
Prior Land	$8,900					
Prior Total	$65,000					
Comp Land Estimate	$8,000	$11,000	$11,000	$11,000	$9,000	$16,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	3/26/2020
Sale Price		$145,000	$139,900	$137,000	$96,500	$131,000
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$131,900
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$85.37
Total Adj Factors	$44,400	$53,100	$50,900	$44,000	$32,500	$66,400
Adjusted Sale Price		$138,700	$135,700	$142,000	$115,600	$109,900
Comparable Estimate	$128,000 ($76.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-45	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Michalski, Nancy P	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	11 Simsbury Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 92	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	936	896	896	1604	896	1008
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	896	896	1604	896	1008
Att/Det Gar Sqft	294			528	576	
Prior Land	$7,900					
Prior Total	$47,700					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$37,100	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$91,500	$98,800	$140,100	$125,200	$96,800
Comparable Estimate	$110,000 ($117.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-46	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Frederick A Williams	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	12 Simsbury Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	64 x 80	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft	252			576	528	
Prior Land	$7,600					
Prior Total	$54,800					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$33,000	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$87,400	$94,700	$121,100	$136,000	$92,700
Comparable Estimate	$106,000 ($118.3/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-44	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Orantes, Jose H	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	13-15 Simsbury Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 95	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1429	1568	1482	1402	1455	1484
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	1429	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,200					
Prior Total	$44,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$37,200	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$126,400	$112,300	$91,000	$106,700	$104,100
Comparable Estimate	$108,000 ($75.58/SFLA)					

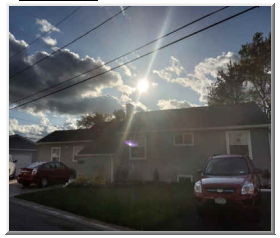
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-10	91.09-6-9	91.10-5-15	91.09-6-12	91.09-6-4	91.06-14-25
Owner	Berg, Mark J	Heide, William	Kumm, Michael J	Graves, Crystal	Hernandez, Melissa	Steinberg, Allen
Address	32 Brookhaven Dr	189 Maryvale Dr	17 Donlen Dr	203 Maryvale Dr	163 Maryvale Dr	49 Gardenvale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	57 x 94	50 x 236	68 x 86	50 x 237	50 x 233	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	1942 / 0	1946 / 0	1944 / 0	1950 / 0	1950 / 0	1943 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	876	752	896	834	915	944
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1356	1292	1232	1194	1275	1394
Att/Det Gar Sqft		240		440	440	308
Prior Land	$10,000					
Prior Total	$58,100					
Comp Land Estimate	$9,000	$11,000	$9,000	$11,000	$11,000	$15,700
Sale Date		11/18/2019	9/28/2018	11/12/2019	6/5/2019	7/28/2020
Sale Price		$145,000	$96,500	$139,900	$137,000	$151,000
Time Adj Sale Price		$147,400	$103,700	$142,200	$141,600	$151,000
TADJSP/SQFT		$114.09	$84.17	$119.10	$111.06	$108.32
Total Adj Factors	$38,900	$53,100	$32,500	$50,900	$44,000	$54,300
Adjusted Sale Price		$133,200	$110,100	$130,200	$136,500	$135,600
Comparable Estimate	$129,000 ($95.13/SFLA)					

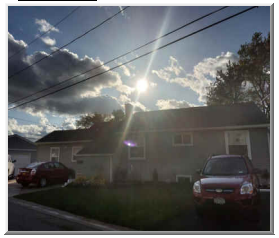
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-47	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Stinziani, Enzo E	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	14-16 Simsbury Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 85	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1429	1568	1482	1402	1455	1484
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	1429	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$8,700					
Prior Total	$35,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$36,900	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$126,100	$112,000	$90,700	$106,400	$103,800
Comparable Estimate	$108,000 ($75.58/SFLA)					

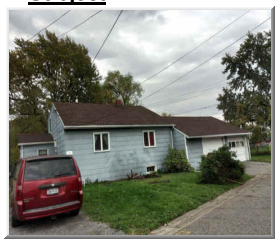
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-43	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Healey, Michael J	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	17-19 Simsbury Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 96	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1568	1482	1402	1455	1484
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	1428	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,400					
Prior Total	$55,100					
Comp Land Estimate	$11,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$43,000	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$132,200	$118,100	$96,800	$112,500	$109,900
Comparable Estimate	$114,000 ($79.83/SFLA)					

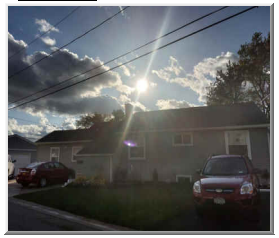
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-48	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Serafini Randall P	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	18-20 Simsbury Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 86	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1568	1482	1402	1455	1484
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	1568	1482	1402	1455	1484
Att/Det Gar Sqft	426	528			420	
Prior Land	$8,900					
Prior Total	$44,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$34,300	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$123,500	$109,400	$88,100	$103,800	$101,200
Comparable Estimate	$105,000 ($72.16/SFLA)					

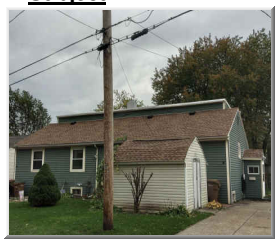
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-2	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Huber, Walter M	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	21 Simsbury Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 107	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1944 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1024	896	896	1604	896	1008
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	1024	896	896	1604	896	1008
Att/Det Gar Sqft				528	576	
Prior Land	$9,800					
Prior Total	$49,000					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$32,700	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$87,100	$94,400	$135,700	$120,800	$92,400
Comparable Estimate	$106,000 ($103.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-1	91.14-12-45	91.14-7-7	91.14-4-18	91.06-18-14	91.09-1-13
Owner	Keggins, Laura Lynn	Collins, Brian	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C	Washington, Mario
Address	22 Simsbury Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland Ter	68 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 96	89 x 115	57 x 94	87 x 100	70 x 166	75 x 103
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	1942 / 0	1941 / 0	1942 / 0	1943 / 0	1953 / 0	1957 / 0
Condition	2 Fair	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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / 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	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1420	1604	896	896	1432	1581
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	1420	1604	896	896	1432	1581
Att/Det Gar Sqft	308	528			440	480
Prior Land	$9,200					
Prior Total	$61,500					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$21,300	$17,600
Sale Date		9/9/2020	12/21/2018	12/28/2018	2/15/2019	7/29/2019
Sale Price		$166,500	$89,900	$81,500	$171,000	$163,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$179,000	$167,900
TADJSP/SQFT		$103.80	$106.03	$96.09	$125.00	$106.20
Total Adj Factors	$30,800	$63,500	$40,600	$24,400	$78,800	$84,100
Adjusted Sale Price		$133,800	$85,200	$92,500	$131,000	$114,600
Comparable Estimate	$111,000 ($78.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-28	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.18-10-28
Owner	Steinwandel, Robert C	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Allan, Danielle J
Address	1 Starcrest Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	74 x 114	50 x 236	50 x 237	50 x 233	68 x 86	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	1.5	1.7	1.7
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 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	859	752	834	915	896	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1383	1292	1194	1275	1232	1491
Att/Det Gar Sqft	576	240	440	440		528
Prior Land	$12,700					
Prior Total	$61,900					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$13,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	6/26/2020
Sale Price		$145,000	$139,900	$137,000	$96,500	$172,500
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$172,800
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$115.90
Total Adj Factors	$43,700	$53,100	$50,900	$44,000	$32,500	$68,000
Adjusted Sale Price		$138,000	$135,000	$141,300	$114,900	$148,500
Comparable Estimate	$136,000 ($98.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-27	91.14-12-45	91.14-7-7	91.18-7-14	91.14-4-18	91.18-8-35
Owner	Kubiak, Deborah S	Collins, Brian	Davis, Quinclon	Medina, Shawna L	Weed, Megan E	Krawczyk, Heather L
Address	2 Starcrest Dr	2-4 Kingswood Dr	12 Starcrest Dr	138 Toelsin Rd	167 Cedargrove Cir	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	108	108	108	107	108	107
School Code	143003	143003	143003	143001	143003	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 110	89 x 115	57 x 94	50 x 140	87 x 100	69 x 96
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	1943 / 0	1941 / 0	1942 / 0	1948 / 0	1943 / 0	1968 / 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 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	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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1776	1604	896	1396	896	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 480
SFLA	1776	1604	896	1396	896	1248
Att/Det Gar Sqft	484	528		638		528
Prior Land	$11,600					
Prior Total	$71,600					
Comp Land Estimate	$10,000	$12,000	$9,000	$14,000	$11,000	$13,700
Sale Date		9/9/2020	12/21/2018	1/10/2020	12/28/2018	9/23/2020
Sale Price		$166,500	$89,900	$167,000	$81,500	$177,000
Time Adj Sale Price		$166,500	$95,000	$168,700	$86,100	$177,000
TADJSP/SQFT		$103.80	$106.03	$120.85	$96.09	$141.83
Total Adj Factors	$65,100	$63,500	$40,600	$77,700	$24,400	$72,500
Adjusted Sale Price		$168,100	$119,500	$156,100	$126,800	$169,600
Comparable Estimate	$148,000 ($83.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-29	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-6-11
Owner	Gerhardt, John R	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Shi, Ru
Address	3-5 Starcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 104	75 x 92	78 x 110	79 x 105	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 95
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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1618	1568	1482	1708	1402	1455
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	1618	1568	1482	1708	1604	1455
Att/Det Gar Sqft	280	528		280	266	420
Prior Land	$12,100					
Prior Total	$53,100					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	1/11/2019
Sale Price		$138,000	$120,500	$94,000	$95,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$62.06
Total Adj Factors	$41,300	$49,700	$45,400	$26,800	$19,200	$20,800
Adjusted Sale Price		$130,500	$116,400	$112,000	$123,100	$110,800
Comparable Estimate	$119,000 ($73.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-26	91.14-8-3	91.14-9-7	91.14-7-10	91.14-7-11	91.14-6-11
Owner	Hunter, George R	Huber, Michael J	Coffee, Neil A	Buckles, Brienne P	Krug, Joseph A	Shi, Ru
Address	4-6 Starcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	21-23 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 98	75 x 92	78 x 110	79 x 103	79 x 105	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 95	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.5	1.0	1.0
Bedrooms	6	4	4	5	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1404	1568	1482	1402	1708	1455
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	1564	1568	1482	1604	1708	1455
Att/Det Gar Sqft		528		266	280	420
Prior Land	$11,900					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	11/30/2018	5/3/2019	1/11/2019
Sale Price		$138,000	$120,500	$95,000	$94,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$101,000	$97,500	$90,300
TADJSP/SQFT		$88.58	$81.31	$62.97	$57.08	$62.06
Total Adj Factors	$50,700	$49,700	$45,400	$19,200	$26,800	$20,800
Adjusted Sale Price		$139,900	$125,800	$132,500	$121,400	$120,200
Comparable Estimate	$128,000 ($81.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-30	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.18-10-28
Owner	Klaffka, Martin Robert	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Allan, Danielle J
Address	7 Starcrest Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 102	50 x 236	50 x 237	50 x 233	68 x 86	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1951 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 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	1145	752	834	915	896	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1692	1292	1194	1275	1232	1491
Att/Det Gar Sqft	240	240	440	440		528
Prior Land	$10,500					
Prior Total	$61,300					
Comp Land Estimate	$9,000	$11,000	$11,000	$11,000	$9,000	$13,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	6/26/2020
Sale Price		$145,000	$139,900	$137,000	$96,500	$172,500
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$172,800
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$115.90
Total Adj Factors	$46,200	$53,100	$50,900	$44,000	$32,500	$68,000
Adjusted Sale Price		$140,500	$137,500	$143,800	$117,400	$151,000
Comparable Estimate	$138,000 ($81.56/SFLA)					

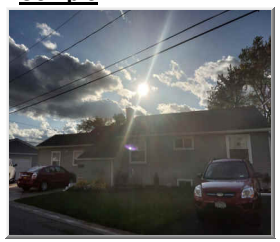
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

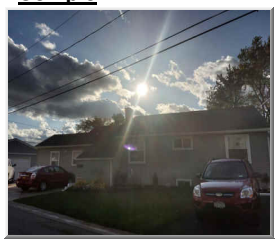
Roll Year: 2021

Option : 108_ENPM_OPTIONS

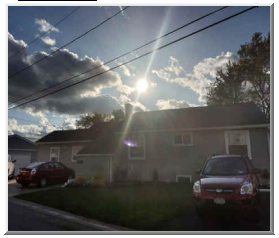
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-39	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Montero, Jarlin	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	33-35 Brookhaven Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	105 x 103	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1600	1568	1482	1708	1402	1484
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	1600	1568	1482	1708	1604	1484
Att/Det Gar Sqft	280	528		280	266	
Prior Land	$15,000					
Prior Total	$53,100					
Comp Land Estimate	$13,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$47,000	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$136,200	$122,100	$117,700	$128,800	$113,900
Comparable Estimate	$124,000 ($77.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-25	91.09-6-12	91.09-6-9	91.10-5-15	91.09-6-4	91.18-1-7
Owner	Newton, Isaac	Graves, Crystal	Heide, William	Kumm, Michael J	Hernandez, Melissa	Baylor, Eric
Address	8 Starcrest Dr	203 Maryvale Dr	189 Maryvale Dr	17 Donlen Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 94	50 x 237	50 x 236	68 x 86	50 x 233	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	1943 / 0	1950 / 0	1946 / 0	1944 / 0	1950 / 0	1947 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 95	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	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.5
Bedrooms	2	4	4	4	4	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	2 / 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	812	834	752	896	915	756
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1218	1194	1292	1232	1275	1116
Att/Det Gar Sqft	450	440	240		440	400
Prior Land	$10,200					
Prior Total	$56,500					
Comp Land Estimate	$9,000	$11,000	$11,000	$9,000	$11,000	$15,400
Sale Date		11/12/2019	11/18/2019	9/28/2018	6/5/2019	4/9/2020
Sale Price		$139,900	$145,000	$96,500	$137,000	$132,500
Time Adj Sale Price		$142,200	$147,400	$103,700	$141,600	$133,200
TADJSP/SQFT		$119.10	$114.09	$84.17	$111.06	$119.35
Total Adj Factors	$36,000	$50,900	$53,100	$32,500	$44,000	$54,800
Adjusted Sale Price		$127,300	$130,300	$107,200	$133,600	$114,400
Comparable Estimate	$123,000 ($100.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-8	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Simmons, Sharon	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	11 Starcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	56 x 100	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	928	896	896	1604	1008	896
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	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$10,200					
Prior Total	$57,300					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$35,600	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$90,000	$97,300	$138,600	$95,300	$123,700
Comparable Estimate	$109,000 ($117.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-7	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Davis, Quinclon	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	12 Starcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	57 x 94	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	1008	896
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	896	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$10,000					
Prior Total	$46,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$34,300	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$88,700	$96,000	$137,300	$94,000	$122,400
Comparable Estimate	$108,000 ($120.54/SFLA)					

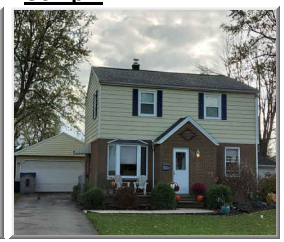
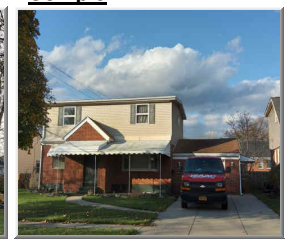
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-9	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Zeczak, Frank W Jr	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	13-15 Starcrest Dr	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 100	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	6	4	3	4	5	4
Full/Half Baths	2 / 1	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1812	1568	1708	1482	1402	1455
2nd Sty Area	425	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2237	1568	1708	1482	1604	1455
Att/Det Gar Sqft		528	280		266	420
Prior Land	$12,100					
Prior Total	$68,100					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$66,600	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$155,800	$137,300	$141,700	$148,400	$136,100
Comparable Estimate	$144,000 ($64.37/SFLA)					

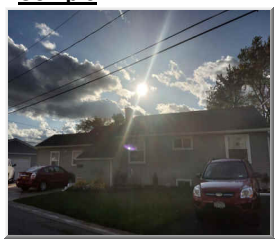
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-6	91.14-12-45	91.14-7-7	91.14-4-18	91.18-7-14	91.09-1-13
Owner	Dunn, Leo S	Collins, Brian	Davis, Quinclon	Weed, Megan E	Medina, Shawna L	Washington, Mario
Address	14 Starcrest Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	138 Toelsin Rd	68 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 96	89 x 115	57 x 94	87 x 100	50 x 140	75 x 103
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	1942 / 0	1941 / 0	1942 / 0	1943 / 0	1948 / 0	1957 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1775	1604	896	896	1396	1581
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	1775	1604	896	896	1396	1581
Att/Det Gar Sqft	528	528			638	480
Prior Land	$11,800					
Prior Total	$67,700					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$14,000	$17,600
Sale Date		9/9/2020	12/21/2018	12/28/2018	1/10/2020	7/29/2019
Sale Price		$166,500	$89,900	$81,500	$167,000	$163,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$168,700	$167,900
TADJSP/SQFT		$103.80	$106.03	$96.09	$120.85	$106.20
Total Adj Factors	$66,600	$63,500	$40,600	$24,400	$77,700	$84,100
Adjusted Sale Price		$169,600	$121,000	$128,300	$157,600	$150,400
Comparable Estimate	$145,000 ($81.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-10	91.14-8-3	91.14-9-7	91.14-7-10	91.14-7-11	91.14-6-11
Owner	Buckles, Brienne P	Huber, Michael J	Coffee, Neil A	Buckles, Brienne P	Krug, Joseph A	Shi, Ru
Address	17-19 Starcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	21-23 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 103	75 x 92	78 x 110	79 x 103	79 x 105	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 95	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.0	1.0	1.5	1.0	1.0
Bedrooms	5	4	4	5	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1708	1455
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	1604	1568	1482	1604	1708	1455
Att/Det Gar Sqft	266	528		266	280	420
Prior Land	$12,600					
Prior Total	$53,100					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	11/30/2018	5/3/2019	1/11/2019
Sale Price		$138,000	$120,500	$95,000	$94,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$101,000	$97,500	$90,300
TADJSP/SQFT		$88.58	$81.31	$62.97	$57.08	$62.06
Total Adj Factors	$46,100	$49,700	$45,400	$19,200	$26,800	$20,800
Adjusted Sale Price		$135,300	$121,200	$127,900	$116,800	$115,600
Comparable Estimate	$123,000 ($76.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-5	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-10	91.14-7-11
Owner	Ervolina, Pamela	Coffee, Neil A	Huber, Michael J	Shi, Ru	Buckles, Brienne P	Krug, Joseph A
Address	18-20 Starcrest Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	17-19 Starcrest Dr	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 96	78 x 110	75 x 92	86 x 100	79 x 103	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1538	1482	1568	1455	1402	1708
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	1510	1482	1568	1455	1604	1708
Att/Det Gar Sqft			528	420	266	280
Prior Land	$12,100					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	11/30/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$95,000	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$101,000	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$62.97	$57.08
Total Adj Factors	$44,800	$45,400	$49,700	$20,800	$19,200	$26,800
Adjusted Sale Price		$119,900	$134,000	$114,300	$126,600	$115,500
Comparable Estimate	$122,000 ($80.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-11	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Krug Joseph A	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	21-23 Starcrest Dr	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 105	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	3	4	3	4	5	4
Full/Half Baths	2 / 1	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1708	1568	1708	1482	1402	1455
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	1708	1568	1708	1482	1604	1455
Att/Det Gar Sqft	280	528	280		266	420
Prior Land	$12,700					
Prior Total	$55,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$54,500	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$143,700	$125,200	$129,600	$136,300	$124,000
Comparable Estimate	$132,000 ($77.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-4	91.06-16-25	91.09-3-14	91.79-3-16	91.12-4-4	91.11-4-13
Owner	Gibson, Thomas L	Gerard, Robert M	Lee, Tanika	Aja, Nicholas M	Jones, Kimberly	Huebsch, Andrew D
Address	22 Starcrest Dr	25 Woodridge Ave	113 Danbury Dr	123 Kilbourne Rd	103 Unionvale Rd	68 Clearvale 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	108	102	102	107	103	103
School Code	143003	143003	143003	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 94	50 x 162	51 x 115	40 x 120	60 x 160	55 x 112
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1942 / 0	1949 / 0	1950 / 0	1952 / 0	1940 / 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	3 Hot wtr/stm No	2 Hot air 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	1.5	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	5	4	2
Full/Half Baths	1 / 0	2 / 0	2 / 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	1199	950	780	624	790	815
2nd Sty Area	0	714	780	624	810	775
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1764	1664	1560	1248	1600	1590
Att/Det Gar Sqft	360	480	308	308	484	1,083
Prior Land	$9,700					
Prior Total	$78,100					
Comp Land Estimate	$9,000	$18,000	$15,600	$11,000	$15,000	$13,000
Sale Date		6/7/2019	8/23/2018	9/10/2020	9/10/2020	9/21/2018
Sale Price		$159,000	$145,000	$160,330	$190,000	$140,000
Time Adj Sale Price		$164,300	$156,800	$160,300	$190,000	$150,500
TADJSP/SQFT		$98.74	$100.51	$128.45	$118.75	$94.65
Total Adj Factors	$56,000	$73,900	$68,500	$60,300	$72,900	$78,500
Adjusted Sale Price		$146,400	$144,300	$156,000	$173,100	$128,000
Comparable Estimate	$150,000 ($85.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-3	91.09-6-12	91.14-7-7	91.09-6-9	91.10-5-15	91.14-12-45
Owner	US Bank Trust NA	Graves, Crystal	Davis, Quinclon	Heide, William	Kumm, Michael J	Collins, Brian
Address	24 Starcrest Dr	203 Maryvale Dr	12 Starcrest Dr	189 Maryvale Dr	17 Donlen Dr	2-4 Kingswood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 94	50 x 237	57 x 94	50 x 236	68 x 86	89 x 115
Building Style	14 other	04 Cape cod	01 Ranch	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	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1950 / 0	1942 / 0	1946 / 0	1944 / 0	1941 / 0
Condition	3 Normal	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1 / N	0 / N
Stories	2.0	1.5	1.0	1.7	1.7	1.0
Bedrooms	2	4	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	714	834	896	752	896	1604
2nd Sty Area	378	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 0	0 200	0 0	0 0
SFLA	1092	1194	896	1292	1232	1604
Att/Det Gar Sqft	540	440		240		528
Prior Land	$9,200					
Prior Total	$51,900					
Comp Land Estimate	$8,000	$11,000	$9,000	$11,000	$9,000	$12,000
Sale Date		11/12/2019	12/21/2018	11/18/2019	9/28/2018	9/9/2020
Sale Price		$139,900	$89,900	$145,000	$96,500	$166,500
Time Adj Sale Price		$142,200	$95,000	$147,400	$103,700	$166,500
TADJSP/SQFT		$119.10	$106.03	$114.09	$84.17	$103.80
Total Adj Factors	$36,500	$50,900	$40,600	$53,100	$32,500	$63,500
Adjusted Sale Price		$127,800	$90,900	$130,800	$107,700	$139,500
Comparable Estimate	$119,000 ($108.97/SFLA)					

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

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-9	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Dietl, David J	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	34-36 Brookhaven Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	102 x 94	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1676	1568	1482	1708	1402	1484
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	1676	1568	1482	1708	1604	1484
Att/Det Gar Sqft	391 576	528		280	266	
Prior Land	$14,200					
Prior Total	$70,600					
Comp Land Estimate	$12,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$57,700	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$146,900	$132,800	$128,400	$139,500	$124,600
Comparable Estimate	$134,000 ($79.95/SFLA)					

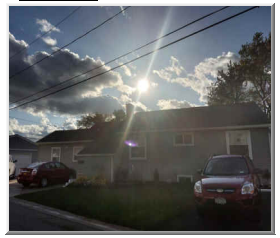
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-12	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-11	91.14-7-10
Owner	Foy, Alissa R	Coffee, Neil A	Huber, Michael J	Shi, Ru	Krug, Joseph A	Buckles, Brienne P
Address	25-27 Starcrest Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	74 x 106	78 x 110	75 x 92	86 x 100	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1493	1482	1568	1455	1708	1402
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	1493	1482	1568	1455	1708	1604
Att/Det Gar Sqft			528	420	280	266
Prior Land	$12,100					
Prior Total	$48,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	5/3/2019	11/30/2018
Sale Price		$120,500	$138,000	$86,000	$94,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$97,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$62.06	$57.08	$62.97
Total Adj Factors	$44,200	$45,400	$49,700	$20,800	$26,800	$19,200
Adjusted Sale Price		$119,300	$133,400	$113,700	$114,900	$126,000
Comparable Estimate	$121,000 ($81.04/SFLA)					

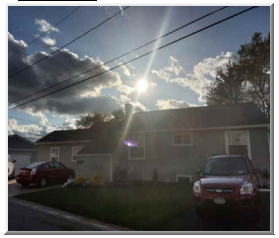
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-2	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Greene, Maureen	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	26-28 Starcrest Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 102	78 x 110	75 x 92	86 x 100	79 x 92	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1455	1402	1708
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	1402	1482	1568	1455	1402	1708
Att/Det Gar Sqft	528		528	420		280
Prior Land	$12,100					
Prior Total	$48,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$77,500	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$57.08
Total Adj Factors	$39,500	$45,400	$49,700	$20,800	$29,000	$26,800
Adjusted Sale Price		$114,600	$128,700	$109,000	$93,300	$110,200
Comparable Estimate	$111,000 ($79.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-13	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Benzel, Diane M	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	29 Starcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	65 x 105	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	714	896	896	1604	896	1008
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	714	896	896	1604	896	1008
Att/Det Gar Sqft	420			528	576	
Prior Land	$11,300					
Prior Total	$42,300					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$33,900	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$88,300	$95,600	$136,900	$122,000	$93,600
Comparable Estimate	$107,000 ($149.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-1	91.14-12-45	91.14-7-7	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Bodie, John C	Collins, Brian	Davis, Quinclon	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	30 Starcrest Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 117	89 x 115	57 x 94	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1942 / 0	1943 / 0	1949 / 0	1957 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1172	1604	896	896	1008	1122
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	1172	1604	896	896	1008	1122
Att/Det Gar Sqft	308	528				396
Prior Land	$11,800					
Prior Total	$51,000					
Comp Land Estimate	$10,000	$12,000	$9,000	$11,000	$13,000	$13,200
Sale Date		9/9/2020	12/21/2018	12/28/2018	9/25/2020	8/21/2020
Sale Price		$166,500	$89,900	$81,500	$112,500	$145,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$112,500	$145,000
TADJSP/SQFT		$103.80	$106.03	$96.09	$111.61	$129.23
Total Adj Factors	$47,300	$63,500	$40,600	$24,400	$52,800	$63,600
Adjusted Sale Price		$150,300	$101,700	$109,000	$107,000	$128,700
Comparable Estimate	$119,000 ($101.54/SFLA)					

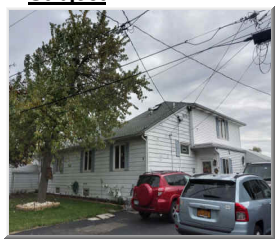
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-14.1	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-10-1
Owner	Baker, David W	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Gill, Harneet
Address	31-33 Starcrest Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	103 x 97	78 x 110	75 x 92	86 x 100	79 x 92	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1482	1568	1455	1402	1484
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	1428	1482	1568	1455	1402	1484
Att/Det Gar Sqft	480		528	420		
Prior Land	$14,400					
Prior Total	$46,500					
Comp Land Estimate	$12,000	$11,000	$10,000	$11,000	$10,000	$12,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	8/8/2018
Sale Price		$120,500	$138,000	$86,000	$77,500	$104,076
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$112,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$75.81
Total Adj Factors	$45,900	$45,400	$49,700	$20,800	$29,000	$45,600
Adjusted Sale Price		$121,000	$135,100	$115,400	$99,700	$112,800
Comparable Estimate	$117,000 ($81.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-33	91.14-9-7	91.14-8-3	91.14-6-11	91.14-7-11	91.14-10-1
Owner	D'Amico, Joseph	Coffee, Neil A	Huber, Michael J	Shi, Ru	Krug, Joseph A	Gill, Harneet
Address	32-34 Starcrest Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	21-23 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	112 x 126	78 x 110	75 x 92	86 x 100	79 x 105	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 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	4	4	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1484	1482	1568	1455	1708	1484
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	1484	1482	1568	1455	1708	1484
Att/Det Gar Sqft			528	420	280	
Prior Land	$17,300					
Prior Total	$46,900					
Comp Land Estimate	$15,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	5/3/2019	8/8/2018
Sale Price		$120,500	$138,000	$86,000	$94,000	$104,076
Time Adj Sale Price		$120,500	$138,900	$90,300	$97,500	$112,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$57.08	$75.81
Total Adj Factors	$44,300	$45,400	$49,700	$20,800	$26,800	$45,600
Adjusted Sale Price		$119,400	$133,500	$113,800	$115,000	$111,200
Comparable Estimate	$119,000 ($80.19/SFLA)					

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

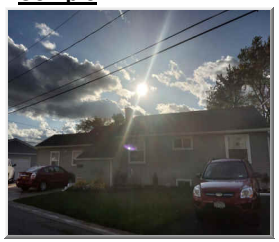
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-18	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-6-11
Owner	Timberlake, Aaron Scott	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Shi, Ru
Address	1-3 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	115 x 99	75 x 92	78 x 110	79 x 105	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 95
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	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1862	1568	1482	1708	1402	1455
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	1862	1568	1482	1708	1604	1455
Att/Det Gar Sqft		528		280	266	420
Prior Land	$15,600					
Prior Total	$55,800					
Comp Land Estimate	$13,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	1/11/2019
Sale Price		$138,000	$120,500	$94,000	$95,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$62.06
Total Adj Factors	$54,900	$49,700	$45,400	$26,800	$19,200	$20,800
Adjusted Sale Price		$144,100	$130,000	$125,600	$136,700	$124,400
Comparable Estimate	$132,000 ($70.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-30	91.14-8-3	91.14-9-7	91.14-6-11	91.10-5-31	91.14-10-1
Owner	Wheeler, Alfred C	Huber, Michael J	Coffee, Neil A	Shi, Ru	Cooper & Cooper Prope	Gill, Harneet
Address	2-4 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	47-49 Sierra Dr	23-25 Shirley Ave	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	97 x 103	75 x 92	78 x 110	86 x 100	79 x 92	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1941 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1432	1568	1482	1455	1402	1484
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	1432	1568	1482	1455	1402	1484
Att/Det Gar Sqft		528		420		
Prior Land	$14,200					
Prior Total	$44,700					
Comp Land Estimate	$12,000	$10,000	$11,000	$11,000	$10,000	$12,000
Sale Date		3/27/2020	9/3/2020	1/11/2019	10/12/2018	8/8/2018
Sale Price		$138,000	$120,500	$86,000	$77,500	$104,076
Time Adj Sale Price		$138,900	$120,500	$90,300	$82,800	$112,500
TADJSP/SQFT		$88.58	$81.31	$62.06	$59.06	$75.81
Total Adj Factors	$45,300	$49,700	$45,400	$20,800	$29,000	$45,600
Adjusted Sale Price		$134,500	$120,400	$114,800	$99,100	$112,200
Comparable Estimate	$116,000 ($81.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-19	91.14-8-3	91.14-9-7	91.14-7-11	91.06-15-40	91.14-7-10
Owner	Walters, Carole M	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Gadzo, Ryan J	Buckles, Brienne P
Address	5-7 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	104 Oehman Blvd	17-19 Starcrest 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	108	108	108	108	102	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 103	75 x 92	78 x 110	79 x 105	50 x 140	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	01 Wood
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1961 / 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	D Economy 100	C Average 100	D Economy 95
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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	2.0	1.5
Bedrooms	5	4	4	3	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	2133	1568	1482	1708	1272	1402
2nd Sty Area	247	0	0	0	1200	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	2380	1568	1482	1708	2472	1604
Att/Det Gar Sqft		528		280	400	266
Prior Land	$12,400					
Prior Total	$74,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$17,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	7/28/2020	11/30/2018
Sale Price		$138,000	$120,500	$94,000	$170,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$170,000	$101,000
TADJSP/SQFT		$88.58	$81.31	$57.08	$68.77	$62.97
Total Adj Factors	$66,600	$49,700	$45,400	$26,800	$86,000	$19,200
Adjusted Sale Price		$155,800	$141,700	$137,300	$150,600	$148,400
Comparable Estimate	$147,000 ($61.76/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	91.14-5-29	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Oldfield, Nelson	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	6-8 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 94	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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 / 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	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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1568	1482	1402	1455	1484
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	1428	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$12,100					
Prior Total	$57,300					
Comp Land Estimate	$11,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$45,800	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$135,000	$120,900	$99,600	$115,300	$112,700
Comparable Estimate	$117,000 ($81.93/SFLA)					

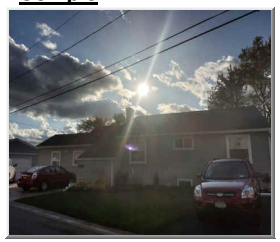
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-17	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Bantin, Keith R	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	165 Cedargrove Cir	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 98	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft				528	576	
Prior Land	$12,100					
Prior Total	$45,500					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$35,800	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$90,200	$97,500	$138,800	$123,900	$95,500
Comparable Estimate	$109,000 ($121.65/SFLA)					

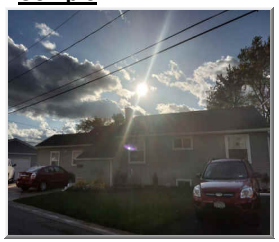
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-20	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Bonito, Christine M	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	9-11 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 96	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	0 / N
Stories	1.3	1.0	1.0	1.0	1.5	1.0
Bedrooms	6	4	4	3	5	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1757	1568	1482	1708	1402	1484
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	1757	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$12,100					
Prior Total	$56,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$56,300	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$145,500	$131,400	$127,000	$138,100	$123,200
Comparable Estimate	$133,000 ($75.7/SFLA)					

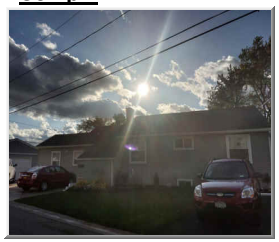
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-28	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Hunter Vadim J	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	10-12 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 93	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$11,800					
Prior Total	$48,100					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$42,100	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$131,300	$117,200	$95,900	$111,600	$109,000
Comparable Estimate	$113,000 ($80.6/SFLA)					

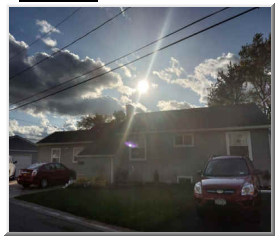
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-21	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Walters, Dylan John	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	13-15 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 100	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1708	1402	1484
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	1605	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$11,900					
Prior Total	$54,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$41,200	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$130,400	$116,300	$111,900	$123,000	$108,100
Comparable Estimate	$118,000 ($73.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-27	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Perlette, Morgan Charle	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	14-16 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	77 x 93	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$11,800					
Prior Total	$51,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$42,100	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$131,300	$117,200	$95,900	$111,600	$109,000
Comparable Estimate	$113,000 ($80.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-7-22	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Miller, Rebecca	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	17 Windcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	62 x 96	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1043	896	896	1604	1008	896
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	1043	896	896	1604	1008	896
Att/Det Gar Sqft				528		576
Prior Land	$10,500					
Prior Total	$48,100					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$40,100	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$94,500	$101,800	$143,100	$99,800	$128,200
Comparable Estimate	$113,000 ($108.34/SFLA)					

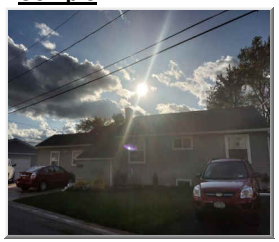
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-26	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Asbtani, Dafaa	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	18 Windcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 91	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	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	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1054	896	896	1604	896	1008
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	1054	896	896	1604	896	1008
Att/Det Gar Sqft	308			528	576	
Prior Land	$10,000					
Prior Total	$51,500					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$43,700	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$98,100	$105,400	$146,700	$131,800	$103,400
Comparable Estimate	$117,000 ($111.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-27	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Malchow, Dawn	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	21 Windcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 91	57 x 94	87 x 100	51 x 100	89 x 115	50 x 120
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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$7,700					
Prior Total	$47,700					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$31,900	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$86,300	$93,600	$120,000	$134,900	$91,600
Comparable Estimate	$105,000 ($117.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-28	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Kolpack, Margaret	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	22 Windcrest Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	57 x 90	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$7,600					
Prior Total	$52,900					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$32,900	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$87,300	$94,600	$121,000	$135,900	$92,600
Comparable Estimate	$106,000 ($118.3/SFLA)					

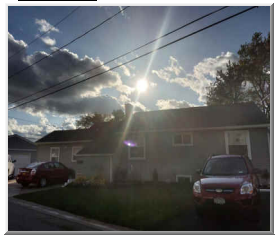
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-26	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Klein, James N	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	23-25 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 91	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1428	1568	1482	1402	1455	1484
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	1428	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$8,900					
Prior Total	$42,900					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$31,700	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$120,900	$106,800	$85,500	$101,200	$98,600
Comparable Estimate	$103,000 ($72.13/SFLA)					

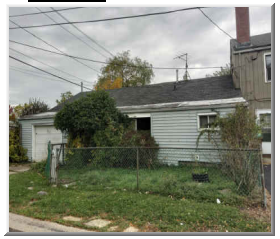
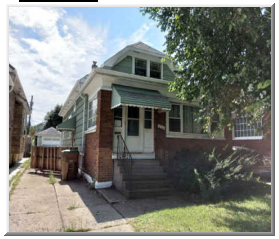
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-29	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Duckett, Steven W	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	24-26 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 91	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$8,900					
Prior Total	$34,500					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$36,500	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$125,700	$111,600	$90,300	$106,000	$103,400
Comparable Estimate	$107,000 ($76.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-18	91.14-4-18	91.14-7-7	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Weed, Megan E	Weed, Megan E	Davis, Quinclon	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	167 Cedargrove Cir	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	87 x 100	87 x 100	57 x 94	89 x 115	51 x 100	50 x 120
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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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 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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	400			528	576	
Prior Land	$13,100					
Prior Total	$46,000					
Comp Land Estimate	$11,000	$11,000	$9,000	$12,000	$14,400	$13,000
Sale Date		12/28/2018	12/21/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$81,500	$89,900	$166,500	$138,600	$112,500
Time Adj Sale Price		$86,100	$95,000	$166,500	$138,600	$112,500
TADJSP/SQFT		$96.09	$106.03	$103.80	$154.69	$111.61
Total Adj Factors	$38,100	$24,400	$40,600	$63,500	$50,500	$52,800
Adjusted Sale Price		$99,800	$92,500	$141,100	$126,200	$97,800
Comparable Estimate	$111,000 ($123.88/SFLA)					

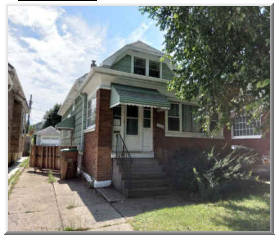
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-25	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Kolpack, Jeffrey D	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	27-29 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 91	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1455	1568	1482	1402	1455	1484
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	1568	1482	1402	1455	1484
Att/Det Gar Sqft	200	528			420	
Prior Land	$9,200					
Prior Total	$48,100					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$35,900	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$125,100	$111,000	$89,700	$105,400	$102,800
Comparable Estimate	$107,000 ($73.54/SFLA)					

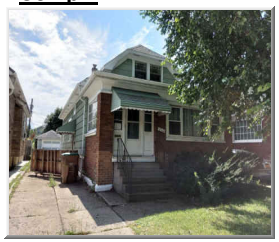
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-30	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Hunter, Timothy D	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	28-30 Windcrest Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 91	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,200					
Prior Total	$45,000					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$42,000	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$131,200	$117,100	$95,800	$111,500	$108,900
Comparable Estimate	$113,000 ($80.6/SFLA)					

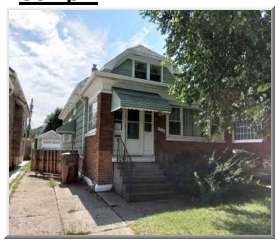
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-7	91.14-12-45	91.09-1-13	91.14-7-7	91.14-4-18	91.06-18-14
Owner	Weber, Scott R	Collins, Brian	Washington, Mario	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C
Address	32 Windcrest Dr	2-4 Kingswood Dr	68 Seton Rd	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland 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	108	108	102	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	106 x 99	89 x 115	75 x 103	57 x 94	87 x 100	70 x 166
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	1945 / 0	1941 / 0	1957 / 0	1942 / 0	1943 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1712	1604	1581	896	896	1432
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	1604	1581	896	896	1432
Att/Det Gar Sqft	528	528	480			440
Prior Land	$11,600					
Prior Total	$68,400					
Comp Land Estimate	$13,000	$12,000	$17,600	$9,000	$11,000	$21,300
Sale Date		9/9/2020	7/29/2019	12/21/2018	12/28/2018	2/15/2019
Sale Price		$166,500	$163,000	$89,900	$81,500	$171,000
Time Adj Sale Price		$166,500	$167,900	$95,000	$86,100	$179,000
TADJSP/SQFT		$103.80	$106.20	$106.03	$96.09	$125.00
Total Adj Factors	$58,700	$63,500	$84,100	$40,600	$24,400	$78,800
Adjusted Sale Price		$161,700	$142,500	$113,100	$120,400	$158,900
Comparable Estimate	$139,000 ($81.19/SFLA)					

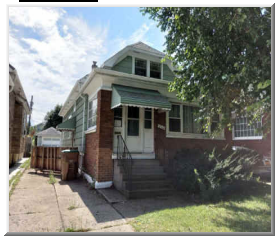
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-18	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	102.21-6-52
Owner	Kleindienst, Joseph Jr	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Arnold, Shai
Address	72-E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 75	35 x 120	35 x 120	35 x 119	34 x 120	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.7	2.0	1.5	1.3	1.0
Bedrooms	2	4	2	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	992	620	264	1014	1136	1034
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	992	975	984	1284	1494	1034
Att/Det Gar Sqft	280		240	180	216	320
Prior Land	$9,000					
Prior Total	$35,600					
Comp Land Estimate	$8,000	$9,600	$9,600	$8,000	$8,000	$11,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	7/27/2018
Sale Price		$91,000	$81,000	$92,500	$116,000	$100,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$108,700
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$105.13
Total Adj Factors	$3,100	$34,700	$38,200	$29,500	$29,200	$27,400
Adjusted Sale Price		$62,800	$49,700	$66,100	$89,900	$84,400
Comparable Estimate	$71,000 ($71.57/SFLA)					

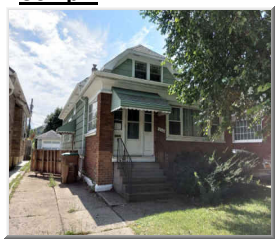
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-3-2.2	91.09-6-12	91.09-6-9	91.09-6-4	91.14-4-18	91.10-5-15
Owner	Mueller Christopher	Graves, Crystal	Heide, William	Hernandez, Melissa	Weed, Megan E	Kumm, Michael J
Address	7E Windwood Ct	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	167 Cedargrove Cir	17 Donlen 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	113 x 74	50 x 237	50 x 236	50 x 233	87 x 100	68 x 86
Building Style	10 Row	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	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	1941 / 0	1950 / 0	1946 / 0	1950 / 0	1943 / 0	1944 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.5	1.7	1.5	1.0	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	672	834	752	915	896	896
2nd Sty Area	506	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 200	0 0	0 0	0 0
SFLA	1178	1194	1292	1275	896	1232
Att/Det Gar Sqft		440	240	440		
Prior Land	$13,200					
Prior Total	$49,700					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$11,000	$9,000
Sale Date		11/12/2019	11/18/2019	6/5/2019	12/28/2018	9/28/2018
Sale Price		$139,900	$145,000	$137,000	$81,500	$96,500
Time Adj Sale Price		$142,200	$147,400	$141,600	$86,100	$103,700
TADJSP/SQFT		$119.10	$114.09	$111.06	$96.09	$84.17
Total Adj Factors	$11,600	$50,900	$53,100	$44,000	$24,400	$32,500
Adjusted Sale Price		$102,900	$105,900	$109,200	$73,300	$82,800
Comparable Estimate	$95,000 ($80.65/SFLA)					

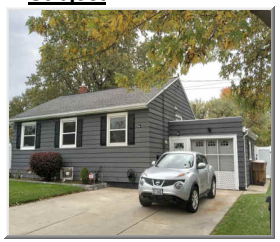
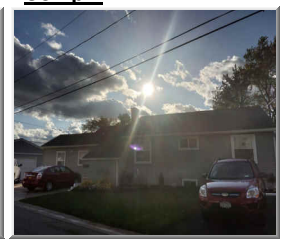
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-3-1.2	91.18-3-3	91.18-3-29	90.76-2-50	91.19-7-8	91.77-1-3
Owner	Wiljam NY L.P.	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Gagliano, Louie Jr	Johnson, Teourialeir G
Address	11E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	84 Pinehurst Ave	2501 Genesee St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	109	105
School Code	143003	143003	143003	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	114 x 75	35 x 120	35 x 120	35 x 119	60 x 73	34 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1941 / 0	1932 / 0	1927 / 0	1927 / 0	1925 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 95	C Average 100	C Average 100	D Economy 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.7	2.0	1.5	2.0	1.3
Bedrooms	1	4	2	4	3	4
Full/Half Baths	1 / 0	2 / 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	552	620	264	1014	808	1136
2nd Sty Area	0	0	720	0	640	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	552	975	984	1284	1448	1494
Att/Det Gar Sqft			240	180	572	216
Prior Land	$13,500					
Prior Total	$27,900					
Comp Land Estimate	$12,000	$9,600	$9,600	$8,000	$14,000	$8,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	8/19/2019	10/23/2020
Sale Price		$91,000	$81,000	$92,500	$103,500	$116,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$106,300	$116,000
TADJSP/SQFT		$96.82	$86.18	$72.04	$73.41	$77.64
Total Adj Factors	$5,100	$34,700	$38,200	$29,500	$35,500	$29,200
Adjusted Sale Price		$64,800	$51,700	$68,100	$75,900	$91,900
Comparable Estimate	$70,000 ($126.81/SFLA)					

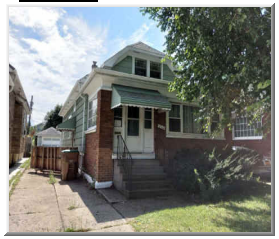
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-5	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	90.76-3-21
Owner	Windwood Place LLC	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Sarki, Subash
Address	15E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	113 x 75	35 x 120	35 x 120	35 x 119	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	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	1.3	1.3
Bedrooms	2	4	2	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	620	264	1014	1136	1116
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 900
SFLA	792	975	984	1284	1494	1451
Att/Det Gar Sqft			240	180	216	280
Prior Land	$8,100					
Prior Total	$11,600					
Comp Land Estimate	$12,000	$9,600	$9,600	$8,000	$8,000	$8,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	9/11/2020
Sale Price		$91,000	$81,000	$92,500	$116,000	$120,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$120,000
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$82.70
Total Adj Factors	$1,700	$34,700	$38,200	$29,500	$29,200	$33,800
Adjusted Sale Price		$61,400	$48,300	$64,700	$88,500	$87,900
Comparable Estimate	$70,000 ($88.38/SFLA)					

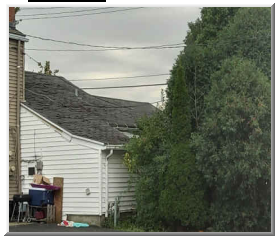
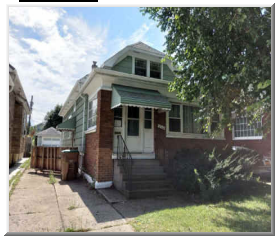
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-14	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	90.76-3-21
Owner	Mack, Madalen	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Sarki, Subash
Address	23E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	132 x 74	35 x 120	35 x 120	35 x 119	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	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	1.3	1.3
Bedrooms	2	4	2	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 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	792	620	264	1014	1136	1116
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 900
SFLA	792	975	984	1284	1494	1451
Att/Det Gar Sqft			240	180	216	280
Prior Land	$14,800					
Prior Total	$37,100					
Comp Land Estimate	$13,000	$9,600	$9,600	$8,000	$8,000	$8,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	9/11/2020
Sale Price		$91,000	$81,000	$92,500	$116,000	$120,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$120,000
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$82.70
Total Adj Factors	$5,400	$34,700	$38,200	$29,500	$29,200	$33,800
Adjusted Sale Price		$65,100	$52,000	$68,400	$92,200	$91,600
Comparable Estimate	$74,000 ($93.43/SFLA)					

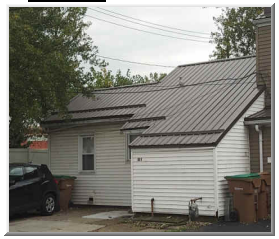
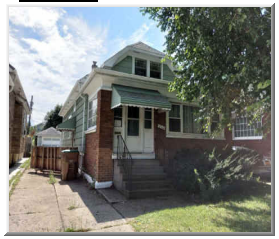
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-1-8	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	90.76-3-21
Owner	3095 Harlem Road Inc	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Sarki, Subash
Address	64E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 74	35 x 120	35 x 120	35 x 119	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	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	1.3	1.3
Bedrooms	2	4	2	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 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	988	620	264	1014	1136	1116
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 900
SFLA	988	975	984	1284	1494	1451
Att/Det Gar Sqft	200		240	180	216	280
Prior Land	$9,000					
Prior Total	$45,000					
Comp Land Estimate	$8,000	$9,600	$9,600	$8,000	$8,000	$8,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	9/11/2020
Sale Price		$91,000	$81,000	$92,500	$116,000	$120,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$120,000
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$82.70
Total Adj Factors	$4,300	$34,700	$38,200	$29,500	$29,200	$33,800
Adjusted Sale Price		$64,000	$50,900	$67,300	$91,100	$90,500
Comparable Estimate	$73,000 ($73.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-19	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	102.21-6-52
Owner	3095 Harlem Road Inc	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Arnold, Shai
Address	68E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 75	35 x 120	35 x 120	35 x 119	34 x 120	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.7	2.0	1.5	1.3	1.0
Bedrooms	2	4	2	4	4	3
Full/Half Baths	1 / 0	2 / 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	940	620	264	1014	1136	1034
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	940	975	984	1284	1494	1034
Att/Det Gar Sqft			240	180	216	320
Prior Land	$9,000					
Prior Total	$32,600					
Comp Land Estimate	$8,000	$9,600	$9,600	$8,000	$8,000	$11,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	7/27/2018
Sale Price		$91,000	$81,000	$92,500	$116,000	$100,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$108,700
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$105.13
Total Adj Factors	$7,800	$34,700	$38,200	$29,500	$29,200	$27,400
Adjusted Sale Price		$67,500	$54,400	$70,800	$94,600	$89,100
Comparable Estimate	$75,000 ($79.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-19	91.14-4-18	91.14-7-7	91.10-9-2	91.14-12-45	91.18-3-47
Owner	White, James W	Weed, Megan E	Davis, Quinclon	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	169 Cedargrove Cir	167 Cedargrove Cir	12 Starcrest Dr	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	100 x 96	87 x 100	57 x 94	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft	240			576	528	
Prior Land	$13,900					
Prior Total	$50,300					
Comp Land Estimate	$12,000	$11,000	$9,000	$14,400	$12,000	$13,000
Sale Date		12/28/2018	12/21/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$81,500	$89,900	$138,600	$166,500	$112,500
Time Adj Sale Price		$86,100	$95,000	$138,600	$166,500	$112,500
TADJSP/SQFT		$96.09	$106.03	$154.69	$103.80	$111.61
Total Adj Factors	$41,400	$24,400	$40,600	$50,500	$63,500	$52,800
Adjusted Sale Price		$103,100	$95,800	$129,500	$144,400	$101,100
Comparable Estimate	$115,000 ($128.35/SFLA)					

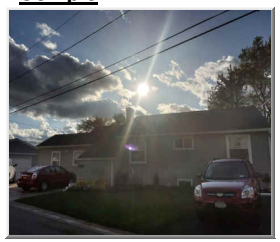
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-15	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	90.76-3-21
Owner	Connors, Russell K	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Sarki, Subash
Address	71E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	22 Marne Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	126 x 74	35 x 120	35 x 120	35 x 119	34 x 120	35 x 103
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	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	1.3	1.3
Bedrooms	2	4	2	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 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	792	620	264	1014	1136	1116
2nd Sty Area	0	0	720	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 900
SFLA	792	975	984	1284	1494	1451
Att/Det Gar Sqft	576		240	180	216	280
Prior Land	$14,200					
Prior Total	$49,800					
Comp Land Estimate	$12,000	$9,600	$9,600	$8,000	$8,000	$8,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	9/11/2020
Sale Price		$91,000	$81,000	$92,500	$116,000	$120,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$120,000
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$82.70
Total Adj Factors	$10,500	$34,700	$38,200	$29,500	$29,200	$33,800
Adjusted Sale Price		$70,200	$57,100	$73,500	$97,300	$96,700
Comparable Estimate	$79,000 ($99.75/SFLA)					

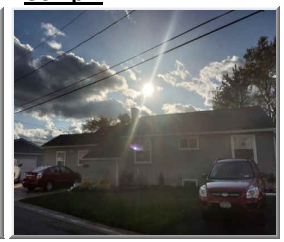
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-10	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	102.21-6-52
Owner	Gajewski, Karen A	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Arnold, Shai
Address	76E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 74	35 x 120	35 x 120	35 x 119	34 x 120	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.7	2.0	1.5	1.3	1.0
Bedrooms	1	4	2	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	628	620	264	1014	1136	1034
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	628	975	984	1284	1494	1034
Att/Det Gar Sqft	280		240	180	216	320
Prior Land	$8,900					
Prior Total	$38,700					
Comp Land Estimate	$8,000	$9,600	$9,600	$8,000	$8,000	$11,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	7/27/2018
Sale Price		$91,000	$81,000	$92,500	$116,000	$100,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$108,700
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$105.13
Total Adj Factors	$3,300	$34,700	$38,200	$29,500	$29,200	$27,400
Adjusted Sale Price		$63,000	$49,900	$66,300	$90,100	$84,600
Comparable Estimate	$71,000 ($113.06/SFLA)					

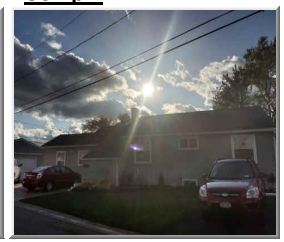
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-2-9	91.18-3-3	91.18-3-29	90.76-2-50	91.77-1-3	102.21-6-52
Owner	Windwood Place LLC	Rivera, Kjuan	Weber, Matthew	Weeks, Atiya B	Johnson, Teourialeir G	Arnold, Shai
Address	80E Windwood Ct	47 Dellwood Pl	37 Dellwood Pl	73 Eggert Rd	2501 Genesee St	98 David Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	108	107	107	105	105	105
School Code	143003	143003	143003	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 75	35 x 120	35 x 120	35 x 119	34 x 120	50 x 135
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1932 / 0	1927 / 0	1927 / 0	1930 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.7	2.0	1.5	1.3	1.0
Bedrooms	1	4	2	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	624	620	264	1014	1136	1034
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	624	975	984	1284	1494	1034
Att/Det Gar Sqft			240	180	216	320
Prior Land	$9,000					
Prior Total	$37,100					
Comp Land Estimate	$8,000	$9,600	$9,600	$8,000	$8,000	$11,000
Sale Date		5/31/2019	2/8/2019	7/22/2020	10/23/2020	7/27/2018
Sale Price		$91,000	$81,000	$92,500	$116,000	$100,000
Time Adj Sale Price		$94,400	$84,800	$92,500	$116,000	$108,700
TADJSP/SQFT		$96.82	$86.18	$72.04	$77.64	$105.13
Total Adj Factors	$3,600	$34,700	$38,200	$29,500	$29,200	$27,400
Adjusted Sale Price		$63,300	$50,200	$66,600	$90,400	$84,900
Comparable Estimate	$71,000 ($113.78/SFLA)					

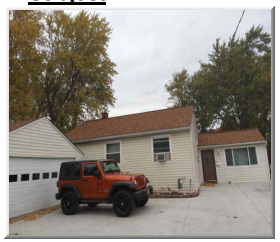
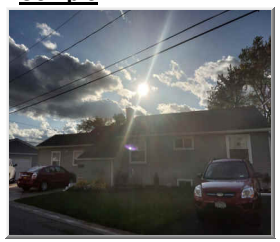
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-3-10	91.14-4-18	91.14-7-7	91.09-6-12	91.14-8-12	91.09-6-9
Owner	Mohamad, Khadar	Weed, Megan E	Davis, Quinclon	Graves, Crystal	Joyce, Shannon Elizabe	Heide, William
Address	84E Windwood Ct	167 Cedargrove Cir	12 Starcrest Dr	203 Maryvale Dr	26 Brookhaven Dr	189 Maryvale 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 75	87 x 100	57 x 94	50 x 237	51 x 101	50 x 236
Building Style	10 Row	01 Ranch	01 Ranch	04 Cape cod	03 Split level	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1942 / 0	1950 / 0	1942 / 0	1946 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	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	1.5	1.0	1.7
Bedrooms	3	3	3	4	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	876	896	896	834	714	752
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 242	0 0	0 200
SFLA	876	896	896	1194	714	1292
Att/Det Gar Sqft				440		240
Prior Land	$9,000					
Prior Total	$41,900					
Comp Land Estimate	$8,000	$11,000	$9,000	$11,000	$8,000	$11,000
Sale Date		12/28/2018	12/21/2018	11/12/2019	8/2/2018	11/18/2019
Sale Price		$81,500	$89,900	$139,900	$72,000	$145,000
Time Adj Sale Price		$86,100	$95,000	$142,200	$77,800	$147,400
TADJSP/SQFT		$96.09	$106.03	$119.10	$108.96	$114.09
Total Adj Factors	$6,800	$24,400	$40,600	$50,900	$16,900	$53,100
Adjusted Sale Price		$68,500	$61,200	$98,100	$67,700	$101,100
Comparable Estimate	$79,000 ($90.18/SFLA)					

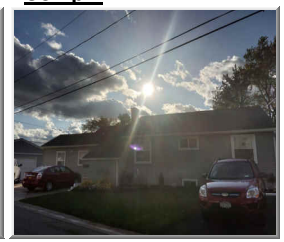
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-3-8	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Patel, Shilpa V	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	88A-B Windwood Ct	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	90 x 75	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	6	4	3	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	984	1568	1708	1482	1402	1455
2nd Sty Area	984	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1968	1568	1708	1482	1604	1455
Att/Det Gar Sqft		528	280		266	420
Prior Land	$11,600					
Prior Total	$56,500					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$42,000	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$131,200	$112,700	$117,100	$123,800	$111,500
Comparable Estimate	$119,000 ($60.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-3-7	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Stephens, Garrett	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	88E Windwood Ct	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 75	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	800	896	896	1604	896	1008
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	800	896	896	1604	896	1008
Att/Det Gar Sqft	288			528	576	
Prior Land	$9,000					
Prior Total	$46,800					
Comp Land Estimate	$8,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$26,200	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$80,600	$87,900	$129,200	$114,300	$85,900
Comparable Estimate	$100,000 ($125/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-20	91.14-4-18	91.14-7-7	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Bentham, Eric B	Weed, Megan E	Davis, Quinclon	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	171 Cedargrove Cir	167 Cedargrove Cir	12 Starcrest Dr	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	91 x 92	87 x 100	57 x 94	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$13,100					
Prior Total	$40,200					
Comp Land Estimate	$11,000	$11,000	$9,000	$14,400	$12,000	$13,000
Sale Date		12/28/2018	12/21/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$81,500	$89,900	$138,600	$166,500	$112,500
Time Adj Sale Price		$86,100	$95,000	$138,600	$166,500	$112,500
TADJSP/SQFT		$96.09	$106.03	$154.69	$103.80	$111.61
Total Adj Factors	$36,500	$24,400	$40,600	$50,500	$63,500	$52,800
Adjusted Sale Price		$98,200	$90,900	$124,600	$139,500	$96,200
Comparable Estimate	$110,000 ($122.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-4-21	91.14-4-18	91.14-7-7	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Lewis, Wanda D	Weed, Megan E	Davis, Quinclon	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	173 Cedargrove Cir	167 Cedargrove Cir	12 Starcrest Dr	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	101 x 73	87 x 100	57 x 94	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft	322			576	528	
Prior Land	$12,300					
Prior Total	$40,000					
Comp Land Estimate	$11,000	$11,000	$9,000	$14,400	$12,000	$13,000
Sale Date		12/28/2018	12/21/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$81,500	$89,900	$138,600	$166,500	$112,500
Time Adj Sale Price		$86,100	$95,000	$138,600	$166,500	$112,500
TADJSP/SQFT		$96.09	$106.03	$154.69	$103.80	$111.61
Total Adj Factors	$36,900	$24,400	$40,600	$50,500	$63,500	$52,800
Adjusted Sale Price		$98,600	$91,300	$125,000	$139,900	$96,600
Comparable Estimate	$110,000 ($122.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-12	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.15-3-17
Owner	Pizarro, Daniel	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Park, Doreen M
Address	44 Allison Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 83	57 x 94	87 x 100	89 x 115	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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 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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1091	896	896	1604	1008	1122
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	1091	896	896	1604	1008	1122
Att/Det Gar Sqft	420			528		396
Prior Land	$11,500					
Prior Total	$46,000					
Comp Land Estimate	$10,000	$9,000	$11,000	$12,000	$13,000	$13,200
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/21/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$145,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$129.23
Total Adj Factors	$44,200	$40,600	$24,400	$63,500	$52,800	$63,600
Adjusted Sale Price		$98,600	$105,900	$147,200	$103,900	$125,600
Comparable Estimate	$116,000 ($106.32/SFLA)					

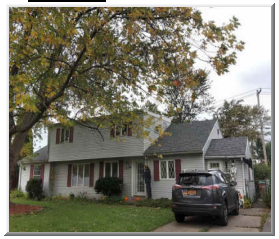
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-23	91.14-4-18	91.14-7-7	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Baskins, Michael	Weed, Megan E	Davis, Quinclon	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	180 Cedargrove Cir	167 Cedargrove Cir	12 Starcrest Dr	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	94 x 108	87 x 100	57 x 94	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft				576	528	
Prior Land	$11,100					
Prior Total	$48,900					
Comp Land Estimate	$12,000	$11,000	$9,000	$14,400	$12,000	$13,000
Sale Date		12/28/2018	12/21/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$81,500	$89,900	$138,600	$166,500	$112,500
Time Adj Sale Price		$86,100	$95,000	$138,600	$166,500	$112,500
TADJSP/SQFT		$96.09	$106.03	$154.69	$103.80	$111.61
Total Adj Factors	$37,700	$24,400	$40,600	$50,500	$63,500	$52,800
Adjusted Sale Price		$99,400	$92,100	$125,800	$140,700	$97,400
Comparable Estimate	$111,000 ($123.88/SFLA)					

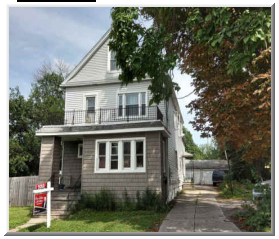
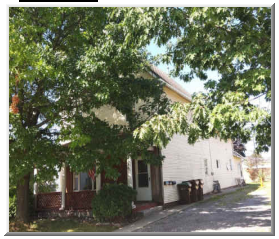
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-22	91.14-8-3	91.14-9-7	91.10-5-31	91.14-6-11	91.14-10-1
Owner	Olsen, Carl	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Shi, Ru	Gill, Harneet
Address	182-184 Cedargrove Cir	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	47-49 Sierra Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 92	78 x 110	79 x 92	86 x 100	100 x 101
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1568	1482	1402	1455	1484
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	1402	1568	1482	1402	1455	1484
Att/Det Gar Sqft		528			420	
Prior Land	$9,800					
Prior Total	$59,200					
Comp Land Estimate	$11,000	$10,000	$11,000	$10,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	1/11/2019	8/8/2018
Sale Price		$138,000	$120,500	$77,500	$86,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$82,800	$90,300	$112,500
TADJSP/SQFT		$88.58	$81.31	$59.06	$62.06	$75.81
Total Adj Factors	$48,000	$49,700	$45,400	$29,000	$20,800	$45,600
Adjusted Sale Price		$137,200	$123,100	$101,800	$117,500	$114,900
Comparable Estimate	$119,000 ($84.88/SFLA)					

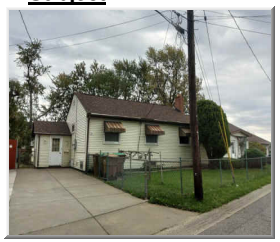
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.09-6-21	91.14-8-3	91.14-7-11	91.14-9-7	91.14-7-10	91.14-6-11
Owner	Smith, John R	Huber, Michael J	Krug, Joseph A	Coffee, Neil A	Buckles, Brienne P	Shi, Ru
Address	186 Cedargrove Cir	10-12 Donlen Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 108	75 x 92	79 x 105	78 x 110	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1942 / 0	1940 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	3	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1375	1568	1708	1482	1402	1455
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	1942	1568	1708	1482	1604	1455
Att/Det Gar Sqft		528	280		266	420
Prior Land	$9,700					
Prior Total	$74,200					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	5/3/2019	9/3/2020	11/30/2018	1/11/2019
Sale Price		$138,000	$94,000	$120,500	$95,000	$86,000
Time Adj Sale Price		$138,900	$97,500	$120,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$57.08	$81.31	$62.97	$62.06
Total Adj Factors	$62,100	$49,700	$26,800	$45,400	$19,200	$20,800
Adjusted Sale Price		$151,300	$132,800	$137,200	$143,900	$131,600
Comparable Estimate	$139,000 ($71.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143001	143001	143003
Print Key	91.09-6-20	90.84-2-57	102.45-5-38	112.27-1-50	112.44-2-39.11	104.69-6-2
Owner	Bates, Michael J	Lowville Enterprises LL	Ha, Andrew	Chowdhury Shuvo, Aaq	Muller, Norbert	Whiteford, Martin E
Address	190 Cedargrove Cir	105 East End Ave	121 Reo Ave	2067 Broadway St	48 Halstead Ave	4655 Broadway St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	108	105	105	301	301	206
School Code	143003	143001	143001	143009	143009	143007
Site No.	1	1	1	1	1	1
Land Size	110 x 107	30 x 111	30 x 134	30 x 132	90 x 121	50 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1900 / 0	1927 / 0	1900 / 0	1921 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	3.0	2.0
Bedrooms	6	5	7	6	6	7
Full/Half Baths	2 / 1	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1540	1400	1674	1268	1794	1220
2nd Sty Area	720	968	1584	0	891	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 1048
SFLA	2260	2368	3258	1970	3126	2108
Att/Det Gar Sqft		323		360		504
Prior Land	$12,400					
Prior Total	$82,170					
Comp Land Estimate	$14,000	$7,000	$0	$8,000	$16,000	$0
Sale Date		11/21/2019	9/3/2019	10/10/2020	1/17/2020	10/23/2020
Sale Price		$74,900	$166,000	$110,000	$90,000	$135,000
Time Adj Sale Price		$76,200	$169,900	$110,000	$90,900	$135,000
TADJSP/SQFT		$32.18	$52.15	$55.84	$29.08	$64.04
Total Adj Factors	$57,800	$27,100	$0	$30,000	$19,000	$0
Adjusted Sale Price		$106,900	$0	$137,800	$129,700	$0
Comparable Estimate	$125,000 ($55.31/SFLA)					

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

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-43	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Selbert, Henry P	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	1-3 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	120 x 105	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	5	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	2059	1568	1482	1708	1402	1484
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	2059	1568	1482	1708	1604	1484
Att/Det Gar Sqft	480	528		280	266	
Prior Land	$16,600					
Prior Total	$61,300					
Comp Land Estimate	$14,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$65,100	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$154,300	$140,200	$135,800	$146,900	$132,000
Comparable Estimate	$142,000 ($68.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-5	91.14-7-11	91.14-8-3	91.14-7-10	91.14-9-7	91.14-6-11
Owner	Zhao, Yin	Krug, Joseph A	Huber, Michael J	Buckles, Brienne P	Coffee, Neil A	Shi, Ru
Address	2-4 Donlen Dr	21-23 Starcrest Dr	10-12 Donlen Dr	17-19 Starcrest Dr	19-21 Elkhurst Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	113 x 102	79 x 105	75 x 92	79 x 103	78 x 110	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1942 / 0	1940 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	D Economy 95	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.5	1.0	1.0
Bedrooms	4	3	4	5	4	4
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1862	1708	1568	1402	1482	1455
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	1862	1708	1568	1604	1482	1455
Att/Det Gar Sqft		280	528	266		420
Prior Land	$15,600					
Prior Total	$56,800					
Comp Land Estimate	$13,000	$11,000	$10,000	$11,000	$11,000	$11,000
Sale Date		5/3/2019	3/27/2020	11/30/2018	9/3/2020	1/11/2019
Sale Price		$94,000	$138,000	$95,000	$120,500	$86,000
Time Adj Sale Price		$97,500	$138,900	$101,000	$120,500	$90,300
TADJSP/SQFT		$57.08	$88.58	$62.97	$81.31	$62.06
Total Adj Factors	$23,300	$26,800	$49,700	$19,200	$45,400	$20,800
Adjusted Sale Price		$94,000	$112,500	$105,100	$98,400	$92,800
Comparable Estimate	$101,000 ($54.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-44	91.14-8-3	91.14-9-7	91.06-15-40	91.14-7-11	91.15-11-10
Owner	Nestorowich, Mark S	Huber, Michael J	Coffee, Neil A	Gadzo, Ryan J	Krug, Joseph A	Dublin Properties, Inc.
Address	5-7 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	104 Oehman Blvd	21-23 Starcrest Dr	94 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	108	108	108	102	108	109
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	79 x 104	75 x 92	78 x 110	50 x 140	79 x 105	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	02 Brick
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1961 / 0	1942 / 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	D Economy 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	2.0	1.0	2.0
Bedrooms	4	4	4	6	3	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 2
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	1811	1568	1482	1272	1708	1344
2nd Sty Area	756	0	0	1200	0	1240
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	2567	1568	1482	2472	1708	2584
Att/Det Gar Sqft		528		400	280	440
Prior Land	$12,600					
Prior Total	$71,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$17,000	$11,000	$17,000
Sale Date		3/27/2020	9/3/2020	7/28/2020	5/3/2019	1/9/2020
Sale Price		$138,000	$120,500	$170,000	$94,000	$215,000
Time Adj Sale Price		$138,900	$120,500	$170,000	$97,500	$217,200
TADJSP/SQFT		$88.58	$81.31	$68.77	$57.08	$84.06
Total Adj Factors	$65,100	$49,700	$45,400	$86,000	$26,800	$97,400
Adjusted Sale Price		$154,300	$140,200	$149,100	$135,800	$184,900
Comparable Estimate	$153,000 ($59.6/SFLA)					

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

Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-4	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Raybeck Derek T	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	6-8 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 101	75 x 92	78 x 110	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	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	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1818	1568	1482	1708	1402	1484
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 405	0 0	0 0	0 0	0 0	0 0
SFLA	1818	1568	1482	1708	1604	1484
Att/Det Gar Sqft		528		280	266	
Prior Land	$12,400					
Prior Total	$54,400					
Comp Land Estimate	$11,000	$10,000	$11,000	$11,000	$11,000	$12,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$138,000	$120,500	$94,000	$95,000	$104,076
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$112,500
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$75.81
Total Adj Factors	$52,700	$49,700	$45,400	$26,800	$19,200	$45,600
Adjusted Sale Price		$141,900	$127,800	$123,400	$134,500	$119,600
Comparable Estimate	$129,000 ($70.96/SFLA)					

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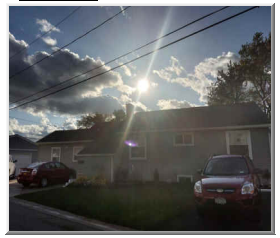
Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-45	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Mandiak, Stephen J	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	9-11 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 104	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1534	1568	1482	1484	1708	1402
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	1534	1568	1482	1484	1708	1604
Att/Det Gar Sqft		528			280	266
Prior Land	$12,300					
Prior Total	$46,000					
Comp Land Estimate	$11,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$41,400	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$130,600	$116,500	$108,300	$112,100	$123,200
Comparable Estimate	$118,000 ($76.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-3	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Huber, Michael J	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	10-12 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 92	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1568	1568	1482	1484	1708	1402
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	1568	1568	1482	1484	1708	1604
Att/Det Gar Sqft	528	528			280	266
Prior Land	$11,600					
Prior Total	$61,500					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$49,700	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$138,900	$124,800	$116,600	$120,400	$131,500
Comparable Estimate	$126,000 ($80.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-3	91.14-8-3	91.14-9-7	91.14-7-11	91.14-7-10	91.14-6-11
Owner	Carney, Barbara A	Huber, Michael J	Coffee, Neil A	Krug, Joseph A	Buckles, Brienne P	Shi, Ru
Address	47-49 Allison Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 89	75 x 92	78 x 110	79 x 105	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1942 / 0	1942 / 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	D Economy 100	D Economy 95	D Economy 95
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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	4	4	4	3	5	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1582	1568	1482	1708	1402	1455
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 742	0 0	0 0	0 0	0 0	0 0
SFLA	1582	1568	1482	1708	1604	1455
Att/Det Gar Sqft		528		280	266	420
Prior Land	$11,900					
Prior Total	$53,100					
Comp Land Estimate	$10,000	$10,000	$11,000	$11,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	5/3/2019	11/30/2018	1/11/2019
Sale Price		$138,000	$120,500	$94,000	$95,000	$86,000
Time Adj Sale Price		$138,900	$120,500	$97,500	$101,000	$90,300
TADJSP/SQFT		$88.58	$81.31	$57.08	$62.97	$62.06
Total Adj Factors	$53,600	$49,700	$45,400	$26,800	$19,200	$20,800
Adjusted Sale Price		$142,800	$128,700	$124,300	$135,400	$123,100
Comparable Estimate	$131,000 ($82.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-46	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Asbtani, Mohamed	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	13 Donlen Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	73 x 105	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1000	896	896	1604	1008	896
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	896	896	1604	1008	896
Att/Det Gar Sqft	280			528		576
Prior Land	$12,100					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$41,200	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$95,600	$102,900	$144,200	$100,900	$129,300
Comparable Estimate	$115,000 ($115/SFLA)					

State of New York - Real Property System
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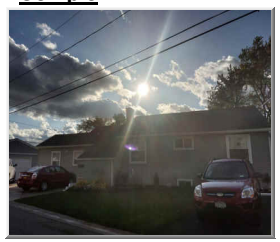
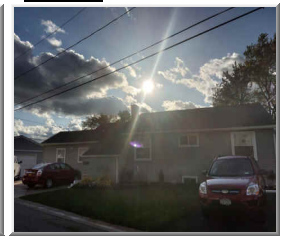
Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-8-2	91.14-7-7	91.14-4-18	91.14-12-45	91.10-9-2	91.18-3-47
Owner	Clark, Brenda M	Davis, Quinclon	Weed, Megan E	Collins, Brian	Mueller, Eric J	Clement, Crystal L
Address	14 Donlen Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	151 Seton Rd	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	108	108	108	108	102	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	63 x 86	57 x 94	87 x 100	89 x 115	51 x 100	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	04 Composition
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1941 / 0	1952 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	896	1604	896	1008
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	896	896	896	1604	896	1008
Att/Det Gar Sqft	260			528	576	
Prior Land	$10,000					
Prior Total	$59,760					
Comp Land Estimate	$9,000	$9,000	$11,000	$12,000	$14,400	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/14/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$138,600	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$138,600	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$154.69	$111.61
Total Adj Factors	$36,900	$40,600	$24,400	$63,500	$50,500	$52,800
Adjusted Sale Price		$91,300	$98,600	$139,900	$125,000	$96,600
Comparable Estimate	$110,000 ($122.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-15	91.10-5-15	91.09-6-12	91.09-6-9	91.09-6-4	91.10-7-10
Owner	Kumm, Michael J	Kumm, Michael J	Graves, Crystal	Heide, William	Hernandez, Melissa	Battista, Rebecca L
Address	17 Donlen Dr	17 Donlen Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	189 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	68 x 86	68 x 86	50 x 237	50 x 236	50 x 233	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	04 Composition
Year Built/Eff Yr Built	1944 / 0	1944 / 0	1950 / 0	1946 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 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	896	896	834	752	915	795
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 242	0 200	0 0	0 126
SFLA	1232	1232	1194	1292	1275	1125
Att/Det Gar Sqft			440	240	440	330
Prior Land	$8,200					
Prior Total	$67,300					
Comp Land Estimate	$9,000	$9,000	$11,000	$11,000	$11,000	$15,700
Sale Date		9/28/2018	11/12/2019	11/18/2019	6/5/2019	7/10/2020
Sale Price		$96,500	$139,900	$145,000	$137,000	$130,000
Time Adj Sale Price		$103,700	$142,200	$147,400	$141,600	$130,000
TADJSP/SQFT		$84.17	$119.10	$114.09	$111.06	$115.56
Total Adj Factors	$35,600	$32,500	$50,900	$53,100	$44,000	$51,100
Adjusted Sale Price		$106,800	$126,900	$129,900	$133,200	$114,500
Comparable Estimate	$122,000 ($99.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-16	91.14-7-7	91.14-4-18	91.10-9-2	91.14-12-45	91.18-3-47
Owner	Borowski, Leonard Eug	Davis, Quinclon	Weed, Megan E	Mueller, Eric J	Collins, Brian	Clement, Crystal L
Address	18 Donlen Dr	12 Starcrest Dr	167 Cedargrove Cir	151 Seton Rd	2-4 Kingswood 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	108	108	108	102	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	59 x 91	57 x 94	87 x 100	51 x 100	89 x 115	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	04 Composition
Year Built/Eff Yr Built	1946 / 0	1942 / 0	1943 / 0	1952 / 0	1941 / 0	1949 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	896	896	896	896	1604	1008
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	896	896	896	896	1604	1008
Att/Det Gar Sqft	252			576	528	
Prior Land	$7,800					
Prior Total	$52,800					
Comp Land Estimate	$9,000	$9,000	$11,000	$14,400	$12,000	$13,000
Sale Date		12/21/2018	12/28/2018	8/14/2020	9/9/2020	9/25/2020
Sale Price		$89,900	$81,500	$138,600	$166,500	$112,500
Time Adj Sale Price		$95,000	$86,100	$138,600	$166,500	$112,500
TADJSP/SQFT		$106.03	$96.09	$154.69	$103.80	$111.61
Total Adj Factors	$35,000	$40,600	$24,400	$50,500	$63,500	$52,800
Adjusted Sale Price		$89,400	$96,700	$123,100	$138,000	$94,700
Comparable Estimate	$108,000 ($120.54/SFLA)					

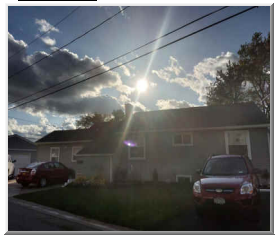
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-14	91.14-8-3	91.14-9-7	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Hagelberger Ronald	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	19-21 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 89	75 x 92	78 x 110	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1429	1568	1482	1484	1402	1455
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	1429	1568	1482	1484	1402	1455
Att/Det Gar Sqft		528				420
Prior Land	$8,900					
Prior Total	$57,300					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$138,000	$120,500	$104,076	$77,500	$86,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$82,800	$90,300
TADJSP/SQFT		$88.58	$81.31	$75.81	$59.06	$62.06
Total Adj Factors	$37,500	$49,700	$45,400	$45,600	$29,000	$20,800
Adjusted Sale Price		$126,700	$112,600	$104,400	$91,300	$107,000
Comparable Estimate	$108,000 ($75.58/SFLA)					

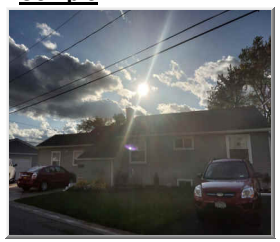
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-17	91.14-8-3	91.14-9-7	91.10-5-31	91.14-10-1	91.14-6-11
Owner	Conlin-Kolek, Patricia	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Gill, Harneet	Shi, Ru
Address	20-22 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	3-5 Redwood Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 92	75 x 92	78 x 110	79 x 92	100 x 101	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1942 / 0	1944 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1429	1568	1482	1402	1484	1455
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	1429	1568	1482	1402	1484	1455
Att/Det Gar Sqft		528				420
Prior Land	$9,000					
Prior Total	$43,100					
Comp Land Estimate	$10,000	$10,000	$11,000	$10,000	$12,000	$11,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	8/8/2018	1/11/2019
Sale Price		$138,000	$120,500	$77,500	$104,076	$86,000
Time Adj Sale Price		$138,900	$120,500	$82,800	$112,500	$90,300
TADJSP/SQFT		$88.58	$81.31	$59.06	$75.81	$62.06
Total Adj Factors	$40,700	$49,700	$45,400	$29,000	$45,600	$20,800
Adjusted Sale Price		$129,900	$115,800	$94,500	$107,600	$110,200
Comparable Estimate	$112,000 ($78.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-13	91.14-8-3	91.14-9-7	91.14-10-1	91.14-7-11	91.14-7-10
Owner	Judd, Gilbert P	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Krug, Joseph A	Buckles, Brienne P
Address	23-25 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	21-23 Starcrest Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 90	75 x 92	78 x 110	100 x 101	79 x 105	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1943 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 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	D Economy 100	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	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	1.5
Bedrooms	4	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1604	1568	1482	1484	1708	1402
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	1604	1568	1482	1484	1708	1604
Att/Det Gar Sqft	231	528			280	266
Prior Land	$9,200					
Prior Total	$53,100					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$11,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	5/3/2019	11/30/2018
Sale Price		$138,000	$120,500	$104,076	$94,000	$95,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$97,500	$101,000
TADJSP/SQFT		$88.58	$81.31	$75.81	$57.08	$62.97
Total Adj Factors	$46,600	$49,700	$45,400	$45,600	$26,800	$19,200
Adjusted Sale Price		$135,800	$121,700	$113,500	$117,300	$128,400
Comparable Estimate	$123,000 ($76.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-18	91.14-8-3	91.14-9-7	91.14-10-1	91.10-5-31	91.14-7-11
Owner	Cornwell, Robert P	Huber, Michael J	Coffee, Neil A	Gill, Harneet	Cooper & Cooper Prope	Krug, Joseph A
Address	24-26 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	3-5 Redwood Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 91	75 x 92	78 x 110	100 x 101	79 x 92	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1943 / 0	1940 / 0	1944 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1529	1568	1482	1484	1402	1708
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	1529	1568	1482	1484	1402	1708
Att/Det Gar Sqft	210	528				280
Prior Land	$9,200					
Prior Total	$47,700					
Comp Land Estimate	$10,000	$10,000	$11,000	$12,000	$10,000	$11,000
Sale Date		3/27/2020	9/3/2020	8/8/2018	10/12/2018	5/3/2019
Sale Price		$138,000	$120,500	$104,076	$77,500	$94,000
Time Adj Sale Price		$138,900	$120,500	$112,500	$82,800	$97,500
TADJSP/SQFT		$88.58	$81.31	$75.81	$59.06	$57.08
Total Adj Factors	$45,600	$49,700	$45,400	$45,600	$29,000	$26,800
Adjusted Sale Price		$134,800	$120,700	$112,500	$99,400	$116,300
Comparable Estimate	$117,000 ($76.52/SFLA)					

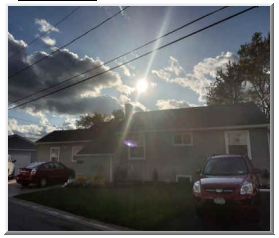
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-12	91.14-12-45	91.14-7-7	91.14-4-18	91.06-18-14	91.09-1-13
Owner	Pelletier, Helen	Collins, Brian	Davis, Quinclon	Weed, Megan E	Gravelle, Renee C	Washington, Mario
Address	27-29 Donlen Dr	2-4 Kingswood Dr	12 Starcrest Dr	167 Cedargrove Cir	20 Woodland Ter	68 Seton 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	108	108	108	108	102	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	100 x 101	89 x 115	57 x 94	87 x 100	70 x 166	75 x 103
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	1944 / 0	1941 / 0	1942 / 0	1943 / 0	1953 / 0	1957 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	2	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1453	1604	896	896	1432	1581
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	1453	1604	896	896	1432	1581
Att/Det Gar Sqft		528			440	480
Prior Land	$11,300					
Prior Total	$47,100					
Comp Land Estimate	$12,000	$12,000	$9,000	$11,000	$21,300	$17,600
Sale Date		9/9/2020	12/21/2018	12/28/2018	2/15/2019	7/29/2019
Sale Price		$166,500	$89,900	$81,500	$171,000	$163,000
Time Adj Sale Price		$166,500	$95,000	$86,100	$179,000	$167,900
TADJSP/SQFT		$103.80	$106.03	$96.09	$125.00	$106.20
Total Adj Factors	$53,000	$63,500	$40,600	$24,400	$78,800	$84,100
Adjusted Sale Price		$156,000	$107,400	$114,700	$153,200	$136,800
Comparable Estimate	$134,000 ($92.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.10-5-11	91.14-8-3	91.14-9-7	91.10-5-31	91.14-10-1	91.14-6-11
Owner	Clonan, Michael F	Huber, Michael J	Coffee, Neil A	Cooper & Cooper Prope	Gill, Harneet	Shi, Ru
Address	28-30 Donlen Dr	10-12 Donlen Dr	19-21 Elkhurst Dr	23-25 Shirley Ave	3-5 Redwood Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	109 x 95	75 x 92	78 x 110	79 x 92	100 x 101	86 x 100
Building Style	01 Ranch	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1945 / 0	1943 / 0	1940 / 0	1942 / 0	1944 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	D Economy 95
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1332	1568	1482	1402	1484	1455
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	1332	1568	1482	1402	1484	1455
Att/Det Gar Sqft	440	528				420
Prior Land	$11,500					
Prior Total	$55,000					
Comp Land Estimate	$13,000	$10,000	$11,000	$10,000	$12,000	$11,000
Sale Date		3/27/2020	9/3/2020	10/12/2018	8/8/2018	1/11/2019
Sale Price		$138,000	$120,500	$77,500	$104,076	$86,000
Time Adj Sale Price		$138,900	$120,500	$82,800	$112,500	$90,300
TADJSP/SQFT		$88.58	$81.31	$59.06	$75.81	$62.06
Total Adj Factors	$49,600	$49,700	$45,400	$29,000	$45,600	$20,800
Adjusted Sale Price		$138,800	$124,700	$103,400	$116,500	$119,100
Comparable Estimate	$121,000 ($90.84/SFLA)					

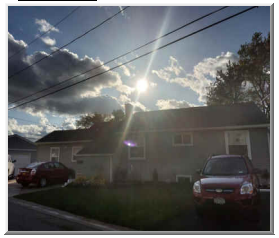
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-11	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.10-9-2
Owner	Burns, Ronald J	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Mueller, Eric J
Address	48 Allison Dr	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	151 Seton 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	108	108	108	108	107	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	87 x 92	57 x 94	87 x 100	89 x 115	50 x 120	51 x 100
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 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	1.0	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	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1048	896	896	1604	1008	896
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	1048	896	896	1604	1008	896
Att/Det Gar Sqft	308			528		576
Prior Land	$12,600					
Prior Total	$54,800					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$13,000	$14,400
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/14/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$138,600
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$138,600
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$154.69
Total Adj Factors	$43,200	$40,600	$24,400	$63,500	$52,800	$50,500
Adjusted Sale Price		$97,600	$104,900	$146,200	$102,900	$131,300
Comparable Estimate	$117,000 ($111.64/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	91.14-12-24.2	91.18-3-3	91.18-3-29	91.19-7-8	91.19-3-41.1	91.20-11-75
Owner	Richter Allen	Rivera, Kjuan	Weber, Matthew	Gagliano, Louie Jr	Perez, Chantel M	MacNeil, Alicia
Address	1 Drake Dr	47 Dellwood Pl	37 Dellwood Pl	84 Pinehurst Ave	89 Pinehurst Ave	96 Clover 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	108	107	107	109	109	109
School Code	143003	143003	143003	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	45 x 114	35 x 120	35 x 120	60 x 73	60 x 120	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1932 / 0	1927 / 0	1925 / 0	1930 / 1970	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 95	C Average 100	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 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	1.7	2.0	2.0	1.0	1.5
Bedrooms	1	4	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	697	620	264	808	1379	880
2nd Sty Area	0	0	720	640	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	697	975	984	1448	1379	1144
Att/Det Gar Sqft			240	572		480
Prior Land	$9,000					
Prior Total	$40,000					
Comp Land Estimate	$8,000	$9,600	$9,600	$14,000	$18,000	$11,000
Sale Date		5/31/2019	2/8/2019	8/19/2019	10/22/2020	4/30/2019
Sale Price		$91,000	$81,000	$103,500	$125,000	$110,000
Time Adj Sale Price		$94,400	$84,800	$106,300	$125,000	$114,400
TADJSP/SQFT		$96.82	$86.18	$73.41	$90.65	$100.00
Total Adj Factors	$5,700	$34,700	$38,200	$35,500	$51,700	$46,000
Adjusted Sale Price		$65,400	$52,300	$76,500	$79,000	$74,100
Comparable Estimate	$69,000 ($99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-23.2	91.14-4-18	91.14-7-7	91.14-12-45	91.18-3-47	91.18-5-38
Owner	Graham, William	Weed, Megan E	Davis, Quinclon	Collins, Brian	Clement, Crystal L	Feliciano, Juan
Address	2 Drake Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 100	87 x 100	57 x 94	89 x 115	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1942 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	732	896	896	1604	1008	832
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	732	896	896	1604	1008	832
Att/Det Gar Sqft	288			528		440
Prior Land	$8,400					
Prior Total	$30,000					
Comp Land Estimate	$7,000	$11,000	$9,000	$12,000	$13,000	$12,600
Sale Date		12/28/2018	12/21/2018	9/9/2020	9/25/2020	8/12/2020
Sale Price		$81,500	$89,900	$166,500	$112,500	$116,000
Time Adj Sale Price		$86,100	$95,000	$166,500	$112,500	$116,000
TADJSP/SQFT		$96.09	$106.03	$103.80	$111.61	$139.42
Total Adj Factors	$11,300	$24,400	$40,600	$63,500	$52,800	$50,300
Adjusted Sale Price		$73,000	$65,700	$114,300	$71,000	$77,000
Comparable Estimate	$80,000 ($109.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-52	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Smith Holder, Kendon	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	1-3 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	94 x 117	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1444	1482	1568	1484	1455	1402
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	1444	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$14,800					
Prior Total	$62,600					
Comp Land Estimate	$13,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$46,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$121,500	$135,600	$113,300	$115,900	$128,200
Comparable Estimate	$123,000 ($85.18/SFLA)					

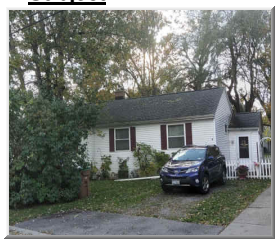
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-51	91.14-12-45	91.14-7-7	91.18-7-14	91.18-8-35	91.15-3-17
Owner	Thompson, Carisa	Collins, Brian	Davis, Quinclon	Medina, Shawna L	Krawczyk, Heather L	Park, Doreen M
Address	2-4 Elkhurst Dr	2-4 Kingswood Dr	12 Starcrest Dr	138 Toelsin Rd	93 Andres Pl	26 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	108	108	108	107	107	107
School Code	143003	143003	143003	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	88 x 118	89 x 115	57 x 94	50 x 140	69 x 96	51 x 122
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	1944 / 0	1941 / 0	1942 / 0	1948 / 0	1968 / 0	1957 / 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 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm 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	4	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1520	1604	896	1396	1248	1122
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 480	0 0
SFLA	1520	1604	896	1396	1248	1122
Att/Det Gar Sqft	528	528		638	528	396
Prior Land	$14,200					
Prior Total	$81,600					
Comp Land Estimate	$12,000	$12,000	$9,000	$14,000	$13,700	$13,200
Sale Date		9/9/2020	12/21/2018	1/10/2020	9/23/2020	8/21/2020
Sale Price		$166,500	$89,900	$167,000	$177,000	$145,000
Time Adj Sale Price		$166,500	$95,000	$168,700	$177,000	$145,000
TADJSP/SQFT		$103.80	$106.03	$120.85	$141.83	$129.23
Total Adj Factors	$63,700	$63,500	$40,600	$77,700	$72,500	$63,600
Adjusted Sale Price		$166,700	$118,100	$154,700	$168,200	$145,100
Comparable Estimate	$151,000 ($99.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-53	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-9-23
Owner	Mook, Jesse	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Wils, Michael C
Address	5 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	15-17 Kingswood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 106	78 x 110	75 x 92	100 x 101	86 x 100	76 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
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	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1428	1482	1568	1484	1455	1001
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	1428	1482	1568	1484	1455	1001
Att/Det Gar Sqft			528		420	
Prior Land	$12,400					
Prior Total	$46,100					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	7/17/2019
Sale Price		$120,500	$138,000	$104,076	$86,000	$85,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$87,600
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$87.51
Total Adj Factors	$43,000	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$118,100	$132,200	$109,900	$112,500	$111,400
Comparable Estimate	$117,000 ($81.93/SFLA)					

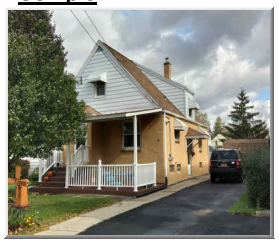
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

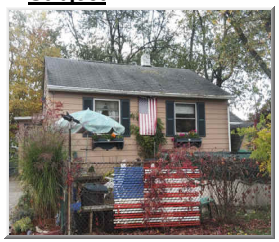
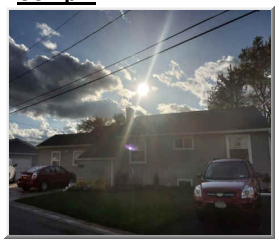
Roll Year: 2021

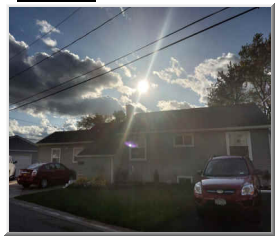
Option : 108_ENPM_OPTIONS

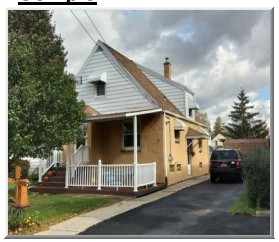


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-50	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Schroeder, Lauren P	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	6-8 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	75 x 106	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1941 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1474	1482	1568	1484	1455	1402
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	1474	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,300					
Prior Total	$59,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$43,900	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$119,000	$133,100	$110,800	$113,400	$125,700
Comparable Estimate	$120,000 ($81.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-54	91.09-6-9	91.10-5-15	91.09-6-12	91.09-6-4	91.18-3-50
Owner	Zielinski, Bernice M	Heide, William	Kumm, Michael J	Graves, Crystal	Hernandez, Melissa	Ciffa-Koszuta, James J
Address	9 Elkhurst Dr	189 Maryvale Dr	17 Donlen Dr	203 Maryvale Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	58 x 107	50 x 236	68 x 86	50 x 237	50 x 233	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	1941 / 0	1946 / 0	1944 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 Yes	3 Hot wtr/stm 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	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	4	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	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	826	752	896	834	915	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1361	1292	1232	1194	1275	1354
Att/Det Gar Sqft		240		440	440	
Prior Land	$10,800					
Prior Total	$64,000					
Comp Land Estimate	$10,000	$11,000	$9,000	$11,000	$11,000	$13,000
Sale Date		11/18/2019	9/28/2018	11/12/2019	6/5/2019	8/30/2019
Sale Price		$145,000	$96,500	$139,900	$137,000	$106,000
Time Adj Sale Price		$147,400	$103,700	$142,200	$141,600	$108,800
TADJSP/SQFT		$114.09	$84.17	$119.10	$111.06	$80.35
Total Adj Factors	$38,500	$53,100	$32,500	$50,900	$44,000	$55,300
Adjusted Sale Price		$132,800	$109,700	$129,800	$136,100	$92,000
Comparable Estimate	$120,000 ($88.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-12-49	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.18-5-38
Owner	Holt, Donald V	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Feliciano, Juan
Address	10 Elkhurst Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	47 x 103	57 x 94	89 x 115	87 x 100	50 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1953 / 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	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	726	896	1604	896	1008	832
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	726	896	1604	896	1008	832
Att/Det Gar Sqft	200		528			440
Prior Land	$8,900					
Prior Total	$41,000					
Comp Land Estimate	$8,000	$9,000	$12,000	$11,000	$13,000	$12,600
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/12/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$116,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$139.42
Total Adj Factors	$29,300	$40,600	$63,500	$24,400	$52,800	$50,300
Adjusted Sale Price		$83,700	$132,300	$91,000	$89,000	$95,000
Comparable Estimate	$98,000 ($134.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-9	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Meindl, Richard F	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	13 Elkhurst Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 110	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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	3 Hot wtr/stm 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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	896	896	1604	896	1008	1122
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	896	896	1604	896	1008	1122
Att/Det Gar Sqft	200		528			396
Prior Land	$11,000					
Prior Total	$53,900					
Comp Land Estimate	$10,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$35,400	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$89,800	$138,400	$97,100	$95,100	$116,800
Comparable Estimate	$107,000 ($119.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-10	91.09-6-9	91.10-5-15	91.09-6-12	91.09-6-4	91.18-3-50
Owner	Cosgrove, Mary B	Heide, William	Kumm, Michael J	Graves, Crystal	Hernandez, Melissa	Ciffa-Koszuta, James J
Address	14 Elkhurst Dr	189 Maryvale Dr	17 Donlen Dr	203 Maryvale Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	54 x 107	50 x 236	68 x 86	50 x 237	50 x 233	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	1940 / 0	1946 / 0	1944 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 Yes	3 Hot wtr/stm 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	1.0	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	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	896	752	896	834	915	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1344	1292	1232	1194	1275	1354
Att/Det Gar Sqft	247	240		440	440	
Prior Land	$10,300					
Prior Total	$45,000					
Comp Land Estimate	$9,000	$11,000	$9,000	$11,000	$11,000	$13,000
Sale Date		11/18/2019	9/28/2018	11/12/2019	6/5/2019	8/30/2019
Sale Price		$145,000	$96,500	$139,900	$137,000	$106,000
Time Adj Sale Price		$147,400	$103,700	$142,200	$141,600	$108,800
TADJSP/SQFT		$114.09	$84.17	$119.10	$111.06	$80.35
Total Adj Factors	$40,300	$53,100	$32,500	$50,900	$44,000	$55,300
Adjusted Sale Price		$134,600	$111,500	$131,600	$137,900	$93,800
Comparable Estimate	$122,000 ($90.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-4	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-11
Owner	Zdon, Nancy M	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	51-53 Allison Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	81 x 86	78 x 110	75 x 92	86 x 100	79 x 92	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1402	1482	1568	1455	1402	1708
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	1402	1482	1568	1455	1402	1708
Att/Det Gar Sqft	200 240		528	420		280
Prior Land	$11,600					
Prior Total	$47,600					
Comp Land Estimate	$10,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$77,500	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$57.08
Total Adj Factors	$46,000	$45,400	$49,700	$20,800	$29,000	$26,800
Adjusted Sale Price		$121,100	$135,200	$115,500	$99,800	$116,700
Comparable Estimate	$118,000 ($84.17/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	91.14-9-8	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Lamendola, Chris M	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	15-17 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 110	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,700					
Prior Total	$64,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$44,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$119,500	$133,600	$111,300	$113,900	$126,200
Comparable Estimate	$121,000 ($81.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-11	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Altieri Joseph W Jr	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	16-18 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 111	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,700					
Prior Total	$48,400					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$44,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$119,500	$133,600	$111,300	$113,900	$126,200
Comparable Estimate	$121,000 ($81.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-7	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Coffee, Neil A	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	19-21 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 110	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,900					
Prior Total	$45,500					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$45,400	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$120,500	$134,600	$112,300	$114,900	$127,200
Comparable Estimate	$122,000 ($82.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-12	91.14-7-11	91.14-9-7	91.14-8-3	91.14-7-10	91.14-6-11
Owner	Panna, Pauline M	Krug, Joseph A	Coffee, Neil A	Huber, Michael J	Buckles, Brienne P	Shi, Ru
Address	20-22 Elkhurst Dr	21-23 Starcrest Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	17-19 Starcrest Dr	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	79 x 112	79 x 105	78 x 110	75 x 92	79 x 103	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1940 / 0	1943 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 100	D Economy 95	D Economy 95
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	6	3	4	4	5	4
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1708	1482	1568	1402	1455
2nd Sty Area	874	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2356	1708	1482	1568	1604	1455
Att/Det Gar Sqft		280		528	266	420
Prior Land	$13,100					
Prior Total	$70,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$10,000	$11,000	$11,000
Sale Date		5/3/2019	9/3/2020	3/27/2020	11/30/2018	1/11/2019
Sale Price		$94,000	$120,500	$138,000	$95,000	$86,000
Time Adj Sale Price		$97,500	$120,500	$138,900	$101,000	$90,300
TADJSP/SQFT		$57.08	$81.31	$88.58	$62.97	$62.06
Total Adj Factors	$29,500	$26,800	$45,400	$49,700	$19,200	$20,800
Adjusted Sale Price		$100,200	$104,600	$118,700	$111,300	$99,000
Comparable Estimate	$107,000 ($45.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-6	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Huber, Douglas D	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	23-25 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	78 x 110	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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	1.3	1.0	1.0	1.0	1.0	1.5
Bedrooms	6	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1512	1482	1568	1708	1484	1402
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	1656	1482	1568	1708	1484	1604
Att/Det Gar Sqft	399		528	280		266
Prior Land	$12,900					
Prior Total	$50,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$51,800	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$126,900	$141,000	$122,500	$118,700	$133,600
Comparable Estimate	$129,000 ($77.9/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	91.14-9-13	91.09-6-12	91.10-5-15	91.09-6-9	91.09-6-4	91.10-6-28
Owner	Rupocinski, Chester J	Graves, Crystal	Kumm, Michael J	Heide, William	Hernandez, Melissa	Bedoya, Diego J
Address	24 Elkhurst Dr	203 Maryvale Dr	17 Donlen Dr	189 Maryvale Dr	163 Maryvale Dr	265 Westbrook 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	55 x 111	50 x 237	68 x 86	50 x 236	50 x 233	50 x 125
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	1940 / 0	1950 / 0	1944 / 0	1946 / 0	1950 / 0	1951 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 Yes	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	1 / 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	4	3
Full/Half Baths	1 / 0	1 / 1	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	1017	834	896	752	915	682
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 242	0 0	0 200	0 0	0 0
SFLA	1017	1194	1232	1292	1275	1023
Att/Det Gar Sqft	203	440		240	440	280
Prior Land	$10,600					
Prior Total	$49,400					
Comp Land Estimate	$10,000	$11,000	$9,000	$11,000	$11,000	$16,000
Sale Date		11/12/2019	9/28/2018	11/18/2019	6/5/2019	10/22/2020
Sale Price		$139,900	$96,500	$145,000	$137,000	$144,000
Time Adj Sale Price		$142,200	$103,700	$147,400	$141,600	$144,000
TADJSP/SQFT		$119.10	$84.17	$114.09	$111.06	$140.76
Total Adj Factors	$29,600	$50,900	$32,500	$53,100	$44,000	$47,900
Adjusted Sale Price		$120,900	$100,800	$123,900	$127,200	$125,700
Comparable Estimate	$120,000 ($117.99/SFLA)					

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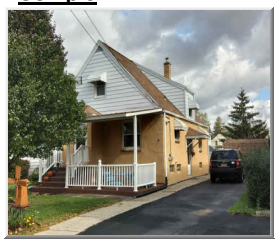
Roll Year: 2021

Option : 108_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-14	91.09-6-9	91.10-5-15	91.09-6-12	91.09-6-4	91.18-3-50
Owner	Stockmaster, Kristen K	Heide, William	Kumm, Michael J	Graves, Crystal	Hernandez, Melissa	Ciffa-Koszuta, James J
Address	26 Elkhurst Dr	189 Maryvale Dr	17 Donlen Dr	203 Maryvale Dr	163 Maryvale 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	50 x 108	50 x 236	68 x 86	50 x 237	50 x 233	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	1940 / 0	1946 / 0	1944 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	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 Yes	2 Hot air Yes	3 Hot wtr/stm No	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	1.7	1.7	1.5	1.5	1.5
Bedrooms	2	4	4	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	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	864	752	896	834	915	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 242	0 0	0 0
SFLA	1296	1292	1232	1194	1275	1354
Att/Det Gar Sqft		240		440	440	
Prior Land	$9,700					
Prior Total	$58,400					
Comp Land Estimate	$9,000	$11,000	$9,000	$11,000	$11,000	$13,000
Sale Date		11/18/2019	9/28/2018	11/12/2019	6/5/2019	8/30/2019
Sale Price		$145,000	$96,500	$139,900	$137,000	$106,000
Time Adj Sale Price		$147,400	$103,700	$142,200	$141,600	$108,800
TADJSP/SQFT		$114.09	$84.17	$119.10	$111.06	$80.35
Total Adj Factors	$35,300	$53,100	$32,500	$50,900	$44,000	$55,300
Adjusted Sale Price		$129,600	$106,500	$126,600	$132,900	$88,800
Comparable Estimate	$117,000 ($90.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-5	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.14-7-10
Owner	Cimerman, Perry	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Buckles, Brienne P
Address	27-29 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	80 x 99	78 x 110	75 x 92	100 x 101	86 x 100	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 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	D Economy 95	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1482	1482	1568	1484	1455	1402
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	1482	1482	1568	1484	1455	1604
Att/Det Gar Sqft			528		420	266
Prior Land	$12,400					
Prior Total	$51,000					
Comp Land Estimate	$11,000	$11,000	$10,000	$12,000	$11,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	11/30/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$95,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$101,000
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$62.97
Total Adj Factors	$42,900	$45,400	$49,700	$45,600	$20,800	$19,200
Adjusted Sale Price		$118,000	$132,100	$109,800	$112,400	$124,700
Comparable Estimate	$119,000 ($80.3/SFLA)					

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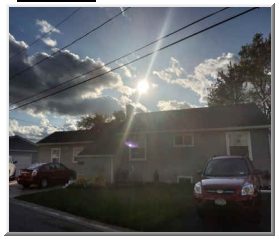
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-15	91.14-9-7	91.14-8-3	91.14-10-1	91.14-6-11	91.10-5-31
Owner	Zapel, Timothy W	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Shi, Ru	Cooper & Cooper Prope
Address	28-30 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	47-49 Sierra Dr	23-25 Shirley 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 97	78 x 110	75 x 92	100 x 101	86 x 100	79 x 92
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1941 / 0	1942 / 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	D Economy 95	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1414	1482	1568	1484	1455	1402
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	1414	1482	1568	1484	1455	1402
Att/Det Gar Sqft			528		420	
Prior Land	$11,800					
Prior Total	$49,000					
Comp Land Estimate	$10,000	$11,000	$10,000	$12,000	$11,000	$10,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	1/11/2019	10/12/2018
Sale Price		$120,500	$138,000	$104,076	$86,000	$77,500
Time Adj Sale Price		$120,500	$138,900	$112,500	$90,300	$82,800
TADJSP/SQFT		$81.31	$88.58	$75.81	$62.06	$59.06
Total Adj Factors	$43,000	$45,400	$49,700	$45,600	$20,800	$29,000
Adjusted Sale Price		$118,100	$132,200	$109,900	$112,500	$96,800
Comparable Estimate	$114,000 ($80.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-4	91.14-7-7	91.14-12-45	91.14-4-18	91.18-3-47	91.15-3-17
Owner	Scarlett David R	Davis, Quinclon	Collins, Brian	Weed, Megan E	Clement, Crystal L	Park, Doreen M
Address	31 Elkhurst Dr	12 Starcrest Dr	2-4 Kingswood Dr	167 Cedargrove Cir	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 101	57 x 94	89 x 115	87 x 100	50 x 120	51 x 122
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1940 / 0	1942 / 0	1941 / 0	1943 / 0	1949 / 0	1957 / 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	D Economy 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 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	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	990	896	1604	896	1008	1122
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 324	0 0	0 0	0 0	0 0	0 0
SFLA	990	896	1604	896	1008	1122
Att/Det Gar Sqft	457		528			396
Prior Land	$10,600					
Prior Total	$58,100					
Comp Land Estimate	$9,000	$9,000	$12,000	$11,000	$13,000	$13,200
Sale Date		12/21/2018	9/9/2020	12/28/2018	9/25/2020	8/21/2020
Sale Price		$89,900	$166,500	$81,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$166,500	$86,100	$112,500	$145,000
TADJSP/SQFT		$106.03	$103.80	$96.09	$111.61	$129.23
Total Adj Factors	$37,200	$40,600	$63,500	$24,400	$52,800	$63,600
Adjusted Sale Price		$91,600	$140,200	$98,900	$96,900	$118,600
Comparable Estimate	$109,000 ($110.1/SFLA)					

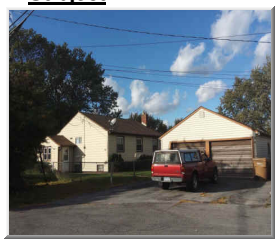
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-10	91.09-6-9	91.09-6-12	91.09-6-4	91.10-5-15	91.10-7-53
Owner	Home and Deck LLC	Heide, William	Graves, Crystal	Hernandez, Melissa	Kumm, Michael J	Gangarossa, Josef
Address	52 Allison Dr	189 Maryvale Dr	203 Maryvale Dr	163 Maryvale Dr	17 Donlen Dr	206 Westbrook 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	83 x 102	50 x 236	50 x 237	50 x 233	68 x 86	50 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1946 / 0	1950 / 0	1950 / 0	1944 / 0	1950 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1088	752	834	915	896	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 242	0 0	0 0	0 0
SFLA	1760	1292	1194	1275	1232	1545
Att/Det Gar Sqft	308	240	440	440		504
Prior Land	$12,700					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$11,000	$9,000	$16,000
Sale Date		11/18/2019	11/12/2019	6/5/2019	9/28/2018	3/26/2020
Sale Price		$145,000	$139,900	$137,000	$96,500	$131,000
Time Adj Sale Price		$147,400	$142,200	$141,600	$103,700	$131,900
TADJSP/SQFT		$114.09	$119.10	$111.06	$84.17	$85.37
Total Adj Factors	$46,900	$53,100	$50,900	$44,000	$32,500	$66,400
Adjusted Sale Price		$141,200	$138,200	$144,500	$118,100	$112,400
Comparable Estimate	$131,000 ($74.43/SFLA)					

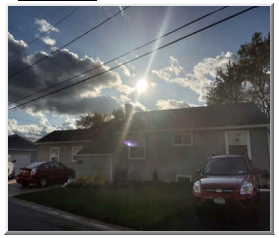
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-16	91.10-5-15	91.09-6-12	91.09-6-9	91.09-6-4	91.10-7-10
Owner	Thurston, Jonathan J	Kumm, Michael J	Graves, Crystal	Heide, William	Hernandez, Melissa	Battista, Rebecca L
Address	32 Elkhurst Dr	17 Donlen Dr	203 Maryvale Dr	189 Maryvale Dr	163 Maryvale Dr	189 Beale 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	108	108	108	108	108	102
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	57 x 105	68 x 86	50 x 237	50 x 236	50 x 233	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	04 Composition
Year Built/Eff Yr Built	1940 / 0	1944 / 0	1950 / 0	1946 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	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 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	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 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	653	896	834	752	915	795
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 242	0 200	0 0	0 126
SFLA	1143	1232	1194	1292	1275	1125
Att/Det Gar Sqft			440	240	440	330
Prior Land	$10,600					
Prior Total	$51,800					
Comp Land Estimate	$9,000	$9,000	$11,000	$11,000	$11,000	$15,700
Sale Date		9/28/2018	11/12/2019	11/18/2019	6/5/2019	7/10/2020
Sale Price		$96,500	$139,900	$145,000	$137,000	$130,000
Time Adj Sale Price		$103,700	$142,200	$147,400	$141,600	$130,000
TADJSP/SQFT		$84.17	$119.10	$114.09	$111.06	$115.56
Total Adj Factors	$30,900	$32,500	$50,900	$53,100	$44,000	$51,100
Adjusted Sale Price		$102,100	$122,200	$125,200	$128,500	$109,800
Comparable Estimate	$118,000 ($103.24/SFLA)					

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

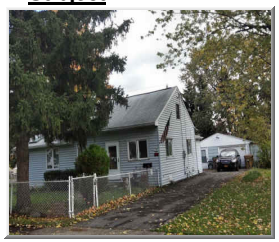
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-3	91.14-9-7	91.14-8-3	91.14-7-11	91.14-10-1	91.14-7-10
Owner	Huber, Leslie G	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Gill, Harneet	Buckles, Brienne P
Address	33-35 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	3-5 Redwood Dr	17-19 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	76 x 176	78 x 110	75 x 92	79 x 105	100 x 101	79 x 103
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1942 / 0	1944 / 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	D Economy 100	C Average 100	D Economy 95
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	1.5
Bedrooms	4	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1708	1482	1568	1708	1484	1402
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	1708	1482	1568	1708	1484	1604
Att/Det Gar Sqft	440		528	280		266
Prior Land	$15,500					
Prior Total	$58,100					
Comp Land Estimate	$14,000	$11,000	$10,000	$11,000	$12,000	$11,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	8/8/2018	11/30/2018
Sale Price		$120,500	$138,000	$94,000	$104,076	$95,000
Time Adj Sale Price		$120,500	$138,900	$97,500	$112,500	$101,000
TADJSP/SQFT		$81.31	$88.58	$57.08	$75.81	$62.97
Total Adj Factors	$55,200	$45,400	$49,700	$26,800	$45,600	$19,200
Adjusted Sale Price		$130,300	$144,400	$125,900	$122,100	$137,000
Comparable Estimate	$132,000 ($77.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-9-17	91.14-9-7	91.14-8-3	91.14-10-1	91.10-5-31	91.14-6-11
Owner	Lundquist Dean	Coffee, Neil A	Huber, Michael J	Gill, Harneet	Cooper & Cooper Prope	Shi, Ru
Address	34-36 Elkhurst Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	3-5 Redwood Dr	23-25 Shirley Ave	47-49 Sierra 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	89 x 176	78 x 110	75 x 92	100 x 101	79 x 92	86 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1943 / 0	1944 / 0	1942 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 95
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	1.0	1.0	1.0	1.0	1.0	1.0
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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1396	1482	1568	1484	1402	1455
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	1396	1482	1568	1484	1402	1455
Att/Det Gar Sqft	528		528			420
Prior Land	$16,900					
Prior Total	$48,900					
Comp Land Estimate	$15,000	$11,000	$10,000	$12,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	8/8/2018	10/12/2018	1/11/2019
Sale Price		$120,500	$138,000	$104,076	$77,500	$86,000
Time Adj Sale Price		$120,500	$138,900	$112,500	$82,800	$90,300
TADJSP/SQFT		$81.31	$88.58	$75.81	$59.06	$62.06
Total Adj Factors	$46,500	$45,400	$49,700	$45,600	$29,000	$20,800
Adjusted Sale Price		$121,600	$135,700	$113,400	$100,300	$116,000
Comparable Estimate	$117,000 ($83.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-3-6	91.14-12-45	91.14-7-7	91.15-3-17	91.18-3-47	91.18-8-35
Owner	Lechner, Richard D	Collins, Brian	Davis, Quinclon	Park, Doreen M	Clement, Crystal L	Krawczyk, Heather L
Address	24 Fernwood Pl	2-4 Kingswood Dr	12 Starcrest Dr	26 Thruway Ct	31 Crestwood 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	108	108	108	107	107	107
School Code	143003	143003	143003	143002	143003	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	89 x 115	57 x 94	51 x 122	50 x 120	69 x 96
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1942 / 0	1941 / 0	1942 / 0	1957 / 0	1949 / 0	1968 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1604	896	1122	1008	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 480
SFLA	1208	1604	896	1122	1008	1248
Att/Det Gar Sqft	294	528		396		528
Prior Land	$9,800					
Prior Total	$59,000					
Comp Land Estimate	$11,000	$12,000	$9,000	$13,200	$13,000	$13,700
Sale Date		9/9/2020	12/21/2018	8/21/2020	9/25/2020	9/23/2020
Sale Price		$166,500	$89,900	$145,000	$112,500	$177,000
Time Adj Sale Price		$166,500	$95,000	$145,000	$112,500	$177,000
TADJSP/SQFT		$103.80	$106.03	$129.23	$111.61	$141.83
Total Adj Factors	$38,600	$63,500	$40,600	$63,600	$52,800	$72,500
Adjusted Sale Price		$141,600	$93,000	$120,000	$98,300	$143,100
Comparable Estimate	$119,000 ($98.51/SFLA)					

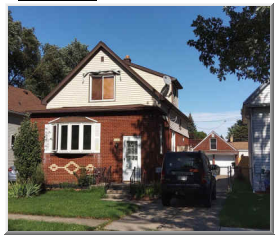
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-3-16	91.19-3-41.1	91.19-7-8	91.18-3-3	91.18-3-29	91.20-11-75
Owner	Afridi, Zohra	Perez, Chantel M	Gagliano, Louie Jr	Rivera, Kjuan	Weber, Matthew	MacNeil, Alicia
Address	32 Fernwood Pl	89 Pinehurst Ave	84 Pinehurst Ave	47 Dellwood Pl	37 Dellwood Pl	96 Clover 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	108	109	109	107	107	109
School Code	143003	143002	143002	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 120	60 x 120	60 x 73	35 x 120	35 x 120	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1930 / 1970	1925 / 0	1932 / 0	1927 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 95	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	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	1.3	1.0	2.0	1.7	2.0	1.5
Bedrooms	4	3	3	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1379	808	620	264	880
2nd Sty Area	0	0	640	0	720	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1370	1379	1448	975	984	1144
Att/Det Gar Sqft	400		572		240	480
Prior Land	$9,800					
Prior Total	$54,700					
Comp Land Estimate	$11,000	$18,000	$14,000	$9,600	$9,600	$11,000
Sale Date		10/22/2020	8/19/2019	5/31/2019	2/8/2019	4/30/2019
Sale Price		$125,000	$103,500	$91,000	$81,000	$110,000
Time Adj Sale Price		$125,000	$106,300	$94,400	$84,800	$114,400
TADJSP/SQFT		$90.65	$73.41	$96.82	$86.18	$100.00
Total Adj Factors	$29,000	$51,700	$35,500	$34,700	$38,200	$46,000
Adjusted Sale Price		$102,300	$99,800	$88,700	$75,600	$97,400
Comparable Estimate	$93,000 ($67.88/SFLA)					

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

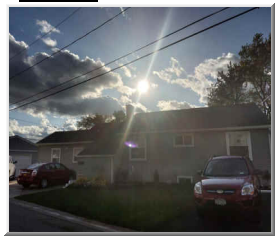
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-3-7	91.09-6-9	91.10-5-15	91.19-2-7	91.18-10-28	91.09-6-12
Owner	Reardon, Melissa L	Heide, William	Kumm, Michael J	Pfentner, Jennifer L	Allan, Danielle J	Graves, Crystal
Address	41 Fernwood Pl	189 Maryvale Dr	17 Donlen Dr	26 Laurentian Dr	17 Verdun Pl	203 Maryvale 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	108	108	108	109	107	108
School Code	143003	143003	143003	143002	143001	143003
Site No.	1	1	1	1	1	1
Land Size	70 x 120	50 x 236	68 x 86	50 x 125	50 x 120	50 x 237
Building 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	1944 / 0	1946 / 0	1944 / 0	1956 / 0	1951 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 95	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	2 / N	0 / N	1 / 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	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
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	752	896	976	852	834
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 455	0 0	0 242
SFLA	1460	1292	1232	1431	1491	1194
Att/Det Gar Sqft	560	240		484	528	440
Prior Land	$9,800					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$9,000	$16,000	$13,000	$11,000
Sale Date		11/18/2019	9/28/2018	8/31/2020	6/26/2020	11/12/2019
Sale Price		$145,000	$96,500	$171,000	$172,500	$139,900
Time Adj Sale Price		$147,400	$103,700	$171,000	$172,800	$142,200
TADJSP/SQFT		$114.09	$84.17	$119.50	$115.90	$119.10
Total Adj Factors	$48,800	$53,100	$32,500	$70,200	$68,000	$50,900
Adjusted Sale Price		$143,100	$120,000	$149,600	$153,600	$140,100
Comparable Estimate	$141,000 ($96.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-2-24	91.14-9-7	91.14-8-3	91.14-7-11	91.14-7-10	91.14-10-1
Owner	Siwa, Kazimierz	Coffee, Neil A	Huber, Michael J	Krug, Joseph A	Buckles, Brienne P	Gill, Harneet
Address	2970 Genesee St	19-21 Elkhurst Dr	10-12 Donlen Dr	21-23 Starcrest Dr	17-19 Starcrest Dr	3-5 Redwood 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	40 x 133	78 x 110	75 x 92	79 x 105	79 x 103	100 x 101
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1940 / 0	1943 / 0	1942 / 0	1942 / 0	1944 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	D Economy 95	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.5	1.0
Bedrooms	6	4	4	3	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1100	1482	1568	1708	1402	1484
2nd Sty Area	1100	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2200	1482	1568	1708	1604	1484
Att/Det Gar Sqft	460		528	280	266	
Prior Land	$6,600					
Prior Total	$90,300					
Comp Land Estimate	$8,000	$11,000	$10,000	$11,000	$11,000	$12,000
Sale Date		9/3/2020	3/27/2020	5/3/2019	11/30/2018	8/8/2018
Sale Price		$120,500	$138,000	$94,000	$95,000	$104,076
Time Adj Sale Price		$120,500	$138,900	$97,500	$101,000	$112,500
TADJSP/SQFT		$81.31	$88.58	$57.08	$62.97	$75.81
Total Adj Factors	$66,200	$45,400	$49,700	$26,800	$19,200	$45,600
Adjusted Sale Price		$141,300	$155,400	$136,900	$148,000	$133,100
Comparable Estimate	$143,000 ($65/SFLA)					

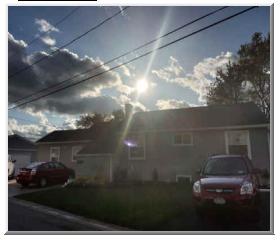
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

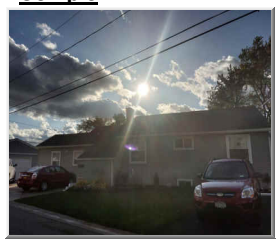
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-4-14	91.18-7-39	91.18-2-29	102.21-6-27	91.77-3-4	91.20-3-12
Owner	Bress, Ronald A	Johnson, Frederick D	Canzoneri, Dominick P	Griffin, Dajour	Sniatecki, Steve	Raber, Peter J
Address	3112 Genesee St	149 Mildred Dr	39 Awood Pl	125 Peach Tree Rd	2559 Genesee St	59 Northcrest Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	108	107	107	105	105	109
School Code	143003	143001	143003	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	36 x 126	40 x 140	35 x 120	35 x 121	35 x 120	45 x 123
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1943 / 0	1937 / 0	1927 / 0	1936 / 0	1935 / 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	1.7	1.5	2.0	1.5	2.0	1.5
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 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	1096	1056	924	1028	891	1044
2nd Sty Area	0	0	924	0	861	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1603	1626	1848	1592	1752	1622
Att/Det Gar Sqft	440	418	420	396	336	400
Prior Land	$5,800					
Prior Total	$72,600					
Comp Land Estimate	$7,000	$11,900	$9,600	$8,000	$8,000	$15,000
Sale Date		7/28/2020	12/19/2018	3/16/2020	10/2/2020	9/13/2018
Sale Price		$142,000	$151,120	$100,000	$130,000	$130,500
Time Adj Sale Price		$142,000	$159,700	$100,700	$130,000	$140,300
TADJSP/SQFT		$87.33	$86.42	$63.25	$74.20	$86.50
Total Adj Factors	$40,800	$64,800	$87,400	$31,900	$33,600	$59,200
Adjusted Sale Price		$118,000	$113,100	$109,600	$137,200	$121,900
Comparable Estimate	$120,000 ($74.86/SFLA)					

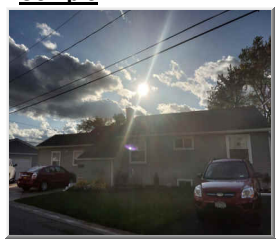
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.18-4-11	91.09-6-12	91.18-8-19	91.10-5-15	91.18-1-7	91.09-6-9
Owner	Bress, Ronald A	Graves, Crystal	Perez, Eloy Jr	Kumm, Michael J	Baylor, Eric	Heide, William
Address	3126 Genesee St	203 Maryvale Dr	86 Mildred Dr	17 Donlen Dr	46 Awood Pl	189 Maryvale 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	108	108	107	108	107	108
School Code	143003	143003	143001	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	36 x 118	50 x 237	50 x 139	68 x 86	70 x 120	50 x 236
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1950 / 0	1952 / 0	1944 / 0	1947 / 0	1946 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 95	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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	4	4	4	4
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	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1052	834	630	896	756	752
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 242	0 0	0 0	0 0	0 200
SFLA	1052	1194	1020	1232	1116	1292
Att/Det Gar Sqft	572	440	242		400	240
Prior Land	$5,500					
Prior Total	$64,700					
Comp Land Estimate	$6,000	$11,000	$14,000	$9,000	$15,400	$11,000
Sale Date		11/12/2019	6/9/2020	9/28/2018	4/9/2020	11/18/2019
Sale Price		$139,900	$97,000	$96,500	$132,500	$145,000
Time Adj Sale Price		$142,200	$97,200	$103,700	$133,200	$147,400
TADJSP/SQFT		$119.10	$95.29	$84.17	$119.35	$114.09
Total Adj Factors	$35,100	$50,900	$50,200	$32,500	$54,800	$53,100
Adjusted Sale Price		$126,400	$82,100	$106,300	$113,500	$129,400
Comparable Estimate	$112,000 ($106.46/SFLA)					

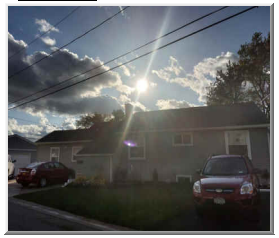
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143001
Print Key	91.14-11-6	102.45-5-38	90.84-2-57	91.15-11-10	91.14-12-45	112.44-2-39.11
Owner	Bolognese, Ronald V Jr	Ha, Andrew	Lowville Enterprises LL	Dublin Properties, Inc.	Collins, Brian	Muller, Norbert
Address	4A-D Glenwood Ct	121 Reo Ave	105 East End Ave	94 Vegola Ave	2-4 Kingswood Dr	48 Halstead Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	210 1 Family Res	230 3 Family Res
Neighborhood	108	105	105	109	108	301
School Code	143003	143001	143001	143002	143003	143009
Site No.	1	1	1	1	1	1
Land Size	95 x 78	30 x 134	30 x 111	55 x 120	89 x 115	90 x 121
Building Style	14 other	08 Old style	08 Old style	12 Duplex	01 Ranch	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1927 / 0	1900 / 0	1956 / 0	1941 / 0	1921 / 0
Condition	3 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.0	3.0
Bedrooms	6	7	5	6	3	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 2	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	2000	1674	1400	1344	1604	1794
2nd Sty Area	1000	1584	968	1240	0	891
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3000	3258	2368	2584	1604	3126
Att/Det Gar Sqft			323	440	528	
Prior Land	$12,600					
Prior Total	$58,100					
Comp Land Estimate	$11,000	$0	$7,000	$17,000	$12,000	$16,000
Sale Date		9/3/2019	11/21/2019	1/9/2020	9/9/2020	1/17/2020
Sale Price		$166,000	$74,900	$215,000	$166,500	$90,000
Time Adj Sale Price		$169,900	$76,200	$217,200	$166,500	$90,900
TADJSP/SQFT		$52.15	$32.18	$84.06	$103.80	$29.08
Total Adj Factors	$62,600	$0	$27,100	$97,400	$63,500	$19,000
Adjusted Sale Price		$0	$111,700	$182,400	$165,600	$134,500
Comparable Estimate	$149,000 ($49.67/SFLA)					

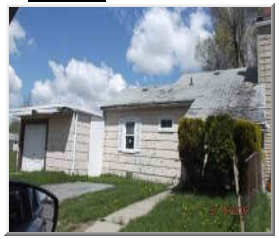
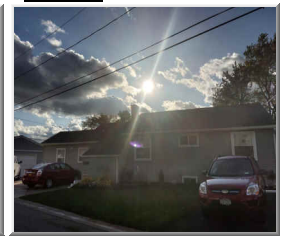
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-5-5	91.14-9-7	91.14-8-3	91.14-6-11	91.10-5-31	91.14-7-11
Owner	D'Amico, Joseph D	Coffee, Neil A	Huber, Michael J	Shi, Ru	Cooper & Cooper Prope	Krug, Joseph A
Address	55-57 Allison Dr	19-21 Elkhurst Dr	10-12 Donlen Dr	47-49 Sierra Dr	23-25 Shirley Ave	21-23 Starcrest 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	95 x 95	78 x 110	75 x 92	86 x 100	79 x 92	79 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1943 / 0	1940 / 0	1943 / 0	1941 / 0	1942 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 95	D Economy 100	D Economy 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1429	1482	1568	1455	1402	1708
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	1429	1482	1568	1455	1402	1708
Att/Det Gar Sqft			528	420		280
Prior Land	$13,400					
Prior Total	$44,400					
Comp Land Estimate	$12,000	$11,000	$10,000	$11,000	$10,000	$11,000
Sale Date		9/3/2020	3/27/2020	1/11/2019	10/12/2018	5/3/2019
Sale Price		$120,500	$138,000	$86,000	$77,500	$94,000
Time Adj Sale Price		$120,500	$138,900	$90,300	$82,800	$97,500
TADJSP/SQFT		$81.31	$88.58	$62.06	$59.06	$57.08
Total Adj Factors	$37,000	$45,400	$49,700	$20,800	$29,000	$26,800
Adjusted Sale Price		$112,100	$126,200	$106,500	$90,800	$107,700
Comparable Estimate	$109,000 ($76.28/SFLA)					

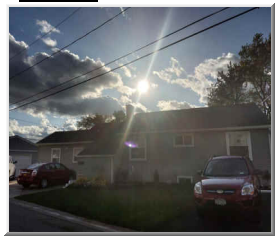
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.14-11-5	91.14-7-7	91.14-4-18	91.14-12-45	91.18-5-38	91.18-3-47
Owner	Haberly, Patrick F	Davis, Quinclon	Weed, Megan E	Collins, Brian	Feliciano, Juan	Clement, Crystal L
Address	4E Glenwood Ct	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	99 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	53 x 77	57 x 94	87 x 100	89 x 115	52 x 107	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1953 / 0	1949 / 0
Condition	2 Fair	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	1	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	675	896	896	1604	832	1008
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	675	896	896	1604	832	1008
Att/Det Gar Sqft				528	440	
Prior Land	$8,400					
Prior Total	$13,000					
Comp Land Estimate	$8,000	$9,000	$11,000	$12,000	$12,600	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/12/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$116,000	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$116,000	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$139.42	$111.61
Total Adj Factors	$1,700	$40,600	$24,400	$63,500	$50,300	$52,800
Adjusted Sale Price		$56,100	$63,400	$104,700	$67,400	$61,400
Comparable Estimate	$71,000 ($105.19/SFLA)					

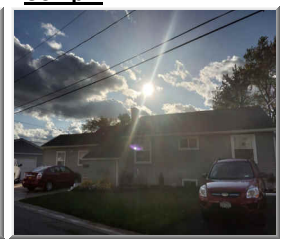
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-20	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.18-5-38
Owner	Whipkey, Karen J	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Feliciano, Juan
Address	8E Glenwood Ct	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 73	57 x 94	87 x 100	89 x 115	50 x 120	52 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1953 / 0
Condition	2 Fair	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	853	896	896	1604	1008	832
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	853	896	896	1604	1008	832
Att/Det Gar Sqft				528		440
Prior Land	$6,800					
Prior Total	$38,700					
Comp Land Estimate	$8,000	$9,000	$11,000	$12,000	$13,000	$12,600
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/12/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$116,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$116,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$139.42
Total Adj Factors	$4,000	$40,600	$24,400	$63,500	$52,800	$50,300
Adjusted Sale Price		$58,400	$65,700	$107,000	$63,700	$69,700
Comparable Estimate	$73,000 ($85.58/SFLA)					

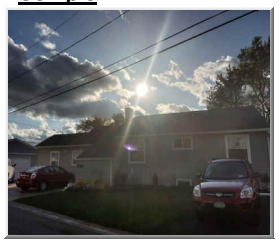
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-18	91.14-7-7	91.14-4-18	91.14-12-45	91.18-3-47	91.15-3-17
Owner	Jerge, Terri	Davis, Quinclon	Weed, Megan E	Collins, Brian	Clement, Crystal L	Park, Doreen M
Address	12E Glenwood Ct	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	31 Crestwood Pl	26 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	.17	57 x 94	87 x 100	89 x 115	50 x 120	51 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1949 / 0	1957 / 0
Condition	1 Poor	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	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 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 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1033	896	896	1604	1008	1122
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	1033	896	896	1604	1008	1122
Att/Det Gar Sqft	780			528		396
Prior Land	$6,300					
Prior Total	$26,900					
Comp Land Estimate	$4,000	$9,000	$11,000	$12,000	$13,000	$13,200
Sale Date		12/21/2018	12/28/2018	9/9/2020	9/25/2020	8/21/2020
Sale Price		$89,900	$81,500	$166,500	$112,500	$145,000
Time Adj Sale Price		$95,000	$86,100	$166,500	$112,500	$145,000
TADJSP/SQFT		$106.03	$96.09	$103.80	$111.61	$129.23
Total Adj Factors	($4,200)	$40,600	$24,400	$63,500	$52,800	$63,600
Adjusted Sale Price		$50,200	$57,500	$98,800	$55,500	$77,200
Comparable Estimate	$68,000 ($65.83/SFLA)					

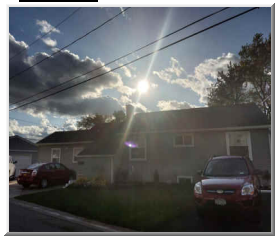
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-16	91.14-7-7	91.14-4-18	91.14-12-45	91.18-5-38	91.18-3-47
Owner	Poole, Reginald S Sr	Davis, Quinclon	Weed, Megan E	Collins, Brian	Feliciano, Juan	Clement, Crystal L
Address	16E Glenwood Ct	12 Starcrest Dr	167 Cedargrove Cir	2-4 Kingswood Dr	99 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	51 x 75	57 x 94	87 x 100	89 x 115	52 x 107	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1941 / 0	1953 / 0	1949 / 0
Condition	2 Fair	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	763	896	896	1604	832	1008
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	763	896	896	1604	832	1008
Att/Det Gar Sqft	360			528	440	
Prior Land	$6,300					
Prior Total	$38,700					
Comp Land Estimate	$7,000	$9,000	$11,000	$12,000	$12,600	$13,000
Sale Date		12/21/2018	12/28/2018	9/9/2020	8/12/2020	9/25/2020
Sale Price		$89,900	$81,500	$166,500	$116,000	$112,500
Time Adj Sale Price		$95,000	$86,100	$166,500	$116,000	$112,500
TADJSP/SQFT		$106.03	$96.09	$103.80	$139.42	$111.61
Total Adj Factors	$7,700	$40,600	$24,400	$63,500	$50,300	$52,800
Adjusted Sale Price		$62,100	$69,400	$110,700	$73,400	$67,400
Comparable Estimate	$77,000 ($100.92/SFLA)					

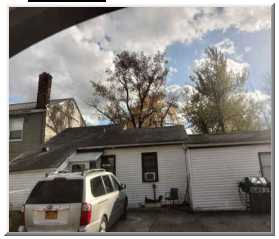
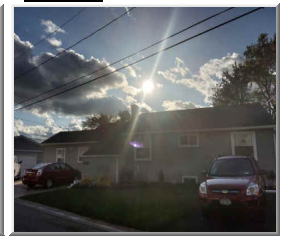
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-13	91.14-4-18	91.14-7-7	91.18-5-38	91.14-12-45	91.18-3-47
Owner	Windwood Place LLC	Weed, Megan E	Davis, Quinclon	Feliciano, Juan	Collins, Brian	Clement, Crystal L
Address	20E Glenwood Ct	167 Cedargrove Cir	12 Starcrest Dr	99 Wheaton Dr	2-4 Kingswood 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	108	108	108	107	108	107
School Code	143003	143003	143003	143001	143003	143003
Site No.	1	1	1	1	1	1
Land Size	51 x 76	87 x 100	57 x 94	52 x 107	89 x 115	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1943 / 0	1942 / 0	1953 / 0	1941 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 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	1.0	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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	763	896	896	832	1604	1008
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	763	896	896	832	1604	1008
Att/Det Gar Sqft	378			440	528	
Prior Land	$6,400					
Prior Total	$23,500					
Comp Land Estimate	$7,000	$11,000	$9,000	$12,600	$12,000	$13,000
Sale Date		12/28/2018	12/21/2018	8/12/2020	9/9/2020	9/25/2020
Sale Price		$81,500	$89,900	$116,000	$166,500	$112,500
Time Adj Sale Price		$86,100	$95,000	$116,000	$166,500	$112,500
TADJSP/SQFT		$96.09	$106.03	$139.42	$103.80	$111.61
Total Adj Factors	$8,200	$24,400	$40,600	$50,300	$63,500	$52,800
Adjusted Sale Price		$69,900	$62,600	$73,900	$111,200	$67,900
Comparable Estimate	$77,000 ($100.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143001	143089	143089
Print Key	91.15-1-9	102.45-5-38	90.84-2-57	112.44-2-39.11	91.14-12-45	91.15-11-10
Owner	Windwood Place LLC	Ha, Andrew	Lowville Enterprises LL	Muller, Norbert	Collins, Brian	Dublin Properties, Inc.
Address	32A-C Glenwood Ct	121 Reo Ave	105 East End Ave	48 Halstead Ave	2-4 Kingswood Dr	94 Vegola Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	210 1 Family Res	220 2 Family Res
Neighborhood	108	105	105	301	108	109
School Code	143003	143001	143001	143009	143003	143002
Site No.	1	1	1	1	1	1
Land Size	.13	30 x 134	30 x 111	90 x 121	89 x 115	55 x 120
Building Style	10 Row	08 Old style	08 Old style	08 Old style	01 Ranch	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1941 / 0	1927 / 0	1900 / 0	1921 / 0	1941 / 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 90	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	3.0	1.0	2.0
Bedrooms	6	7	5	6	3	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	0	3 Partial 0	1 Slab/pier 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1988	1674	1400	1794	1604	1344
2nd Sty Area	1988	1584	968	891	0	1240
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3976	3258	2368	3126	1604	2584
Att/Det Gar Sqft			323		528	440
Prior Land	$10,500					
Prior Total	$60,000					
Comp Land Estimate	$3,000	$0	$7,000	$16,000	$12,000	$17,000
Sale Date		9/3/2019	11/21/2019	1/17/2020	9/9/2020	1/9/2020
Sale Price		$166,000	$74,900	$90,000	$166,500	$215,000
Time Adj Sale Price		$169,900	$76,200	$90,900	$166,500	$217,200
TADJSP/SQFT		$52.15	$32.18	$29.08	$103.80	$84.06
Total Adj Factors	$78,900	$0	$27,100	$19,000	$63,500	$97,400
Adjusted Sale Price		$0	$128,000	$150,800	$181,900	$198,700
Comparable Estimate	$165,000 ($41.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-8	91.14-8-12	91.14-4-18	91.14-7-7	91.14-12-45	91.18-5-38
Owner	Windwood Place LLC	Joyce, Shannon Elizabe	Weed, Megan E	Davis, Quinclon	Collins, Brian	Feliciano, Juan
Address	32E Glenwood Ct	26 Brookhaven Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 73	51 x 101	87 x 100	57 x 94	89 x 115	52 x 107
Building Style	09 Cottage	03 Split level	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1942 / 0	1941 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	D Economy 100	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	2	2	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	763	714	896	896	1604	832
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	763	714	896	896	1604	832
Att/Det Gar Sqft					528	440
Prior Land	$2,900					
Prior Total	$39,840					
Comp Land Estimate	$7,000	$8,000	$11,000	$9,000	$12,000	$12,600
Sale Date		8/2/2018	12/28/2018	12/21/2018	9/9/2020	8/12/2020
Sale Price		$72,000	$81,500	$89,900	$166,500	$116,000
Time Adj Sale Price		$77,800	$86,100	$95,000	$166,500	$116,000
TADJSP/SQFT		$108.96	$96.09	$106.03	$103.80	$139.42
Total Adj Factors	($13,500)	$16,900	$24,400	$40,600	$63,500	$50,300
Adjusted Sale Price		$47,400	$48,200	$40,900	$89,500	$52,200
Comparable Estimate	$56,000 ($73.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-7.2	91.14-4-18	91.14-7-7	91.14-12-45	91.18-5-38	91.18-3-47
Owner	Orion Property Manager	Weed, Megan E	Davis, Quinclon	Collins, Brian	Feliciano, Juan	Clement, Crystal L
Address	36E Glenwood Ct	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	99 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	108	108	108	108	107	107
School Code	143003	143003	143003	143003	143001	143003
Site No.	1	1	1	1	1	1
Land Size	40 x 75	87 x 100	57 x 94	89 x 115	52 x 107	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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1943 / 0	1942 / 0	1941 / 0	1953 / 0	1949 / 0
Condition	2 Fair	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 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	1.0	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	635	896	896	1604	832	1008
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	635	896	896	1604	832	1008
Att/Det Gar Sqft				528	440	
Prior Land	$5,000					
Prior Total	$38,500					
Comp Land Estimate	$6,000	$11,000	$9,000	$12,000	$12,600	$13,000
Sale Date		12/28/2018	12/21/2018	9/9/2020	8/12/2020	9/25/2020
Sale Price		$81,500	$89,900	$166,500	$116,000	$112,500
Time Adj Sale Price		$86,100	$95,000	$166,500	$116,000	$112,500
TADJSP/SQFT		$96.09	$106.03	$103.80	$139.42	$111.61
Total Adj Factors	$5,200	$24,400	$40,600	$63,500	$50,300	$52,800
Adjusted Sale Price		$66,900	$59,600	$108,200	$70,900	$64,900
Comparable Estimate	$74,000 ($116.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-2-17	91.14-8-12	91.14-4-18	91.14-7-7	91.14-12-45	91.15-3-17
Owner	Koza, Richard	Joyce, Shannon Elizabe	Weed, Megan E	Davis, Quinclon	Collins, Brian	Park, Doreen M
Address	37E Glenwood Ct	26 Brookhaven Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	26 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	108	108	108	108	108	107
School Code	143003	143003	143003	143003	143003	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 77	51 x 101	87 x 100	57 x 94	89 x 115	51 x 122
Building Style	09 Cottage	03 Split level	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1943 / 0	1942 / 0	1941 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	D Economy 100	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	812	714	896	896	1604	1122
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	812	714	896	896	1604	1122
Att/Det Gar Sqft	480				528	396
Prior Land	$7,100					
Prior Total	$20,000					
Comp Land Estimate	$8,000	$8,000	$11,000	$9,000	$12,000	$13,200
Sale Date		8/2/2018	12/28/2018	12/21/2018	9/9/2020	8/21/2020
Sale Price		$72,000	$81,500	$89,900	$166,500	$145,000
Time Adj Sale Price		$77,800	$86,100	$95,000	$166,500	$145,000
TADJSP/SQFT		$108.96	$96.09	$106.03	$103.80	$129.23
Total Adj Factors	($7,400)	$16,900	$24,400	$40,600	$63,500	$63,600
Adjusted Sale Price		$53,500	$54,300	$47,000	$95,600	$74,000
Comparable Estimate	$65,000 ($80.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	91.15-1-5	91.14-8-12	91.14-4-18	91.14-7-7	91.14-12-45	91.10-5-15
Owner	Alkhafaji, Ali M	Joyce, Shannon Elizabe	Weed, Megan E	Davis, Quinclon	Collins, Brian	Kumm, Michael J
Address	40E Glenwood Ct	26 Brookhaven Dr	167 Cedargrove Cir	12 Starcrest Dr	2-4 Kingswood Dr	17 Donlen 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	108	108	108	108	108	108
School Code	143003	143003	143003	143003	143003	143003
Site No.	1	1	1	1	1	1
Land Size	42 x 78	51 x 101	87 x 100	57 x 94	89 x 115	68 x 86
Building Style	09 Cottage	03 Split level	01 Ranch	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1942 / 0	1943 / 0	1942 / 0	1941 / 0	1944 / 0
Condition	2 Fair	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	D Economy 100	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.7
Bedrooms	2	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	829	714	896	896	1604	896
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	829	714	896	896	1604	1232
Att/Det Gar Sqft	374				528	
Prior Land	$5,300					
Prior Total	$39,840					
Comp Land Estimate	$6,000	$8,000	$11,000	$9,000	$12,000	$9,000
Sale Date		8/2/2018	12/28/2018	12/21/2018	9/9/2020	9/28/2018
Sale Price		$72,000	$81,500	$89,900	$166,500	$96,500
Time Adj Sale Price		$77,800	$86,100	$95,000	$166,500	$103,700
TADJSP/SQFT		$108.96	$96.09	$106.03	$103.80	$84.17
Total Adj Factors	($15,100)	$16,900	$24,400	$40,600	$63,500	$32,500
Adjusted Sale Price		$45,800	$46,600	$39,300	$87,900	$56,100
Comparable Estimate	$55,000 ($66.34/SFLA)					