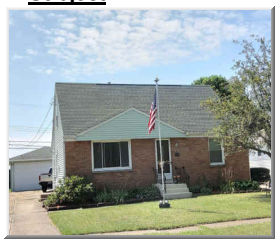
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-48	102.12-7-21	102.12-5-13	103.05-11-12	102.12-7-11	102.08-5-28
Owner	Hanna, Barbara A	Barrus, Timothy D	Benker, Jesse D	Rychlicki, Richard	Nabi Muslim Dost, Hazr	Mohr, Miranda R
Address	106 Goering Ave	121 Goering Ave	279 Nagel Dr	45 Deborah Ln	65 Goering Ave	45 Nadine 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 142	54 x 142	54 x 110	58 x 103	45 x 147	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1960 / 0	1962 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1080	1148	1005	1256	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 270	0 0	0 0	0 0
SFLA	963	1080	1148	1005	1256	1100
Att/Det Gar Sqft	400	440	484	300	390	308
Prior Land	$13,800					
Prior Total	$92,000					
Comp Land Estimate	$17,000	$17,800	$15,700	$15,800	$16,100	$15,100
Sale Date		4/12/2019	10/11/2019	12/13/2019	11/12/2019	9/23/2020
Sale Price		$126,900	$155,000	$150,000	$131,000	$147,016
Time Adj Sale Price		$132,000	$158,100	$152,000	$133,200	$147,000
TADJSP/SQFT		$122.22	$137.72	$151.24	$106.05	$133.64
Total Adj Factors	$62,400	$69,200	$73,100	$62,700	$77,200	$66,400
Adjusted Sale Price		$125,200	$147,400	$151,700	$118,400	$143,000
Comparable Estimate	$137,000 ($142.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-18	102.12-6-4	103.05-11-32	103.05-13-3	103.05-13-6	102.08-5-17
Owner	Burzynski, John F	Loughran, Travis	Zimmer, Daniel J	Nelligan, Courtney L	Sweet, Helen	Foster, Shane T
Address	109 Goering Ave	35 Zoerb Ave	46 Betty Lou Ln	7 Lucy Ln	19 Lucy Ln	223 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 142	60 x 147	59 x 103	55 x 100	55 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1962 / 0	1959 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.5	1.7
Bedrooms	2	3	4	3	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	4 Full 0
1st Sty Area	980	840	977	1008	1008	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 120	0 0
SFLA	1470	1470	1495	1512	1512	1326
Att/Det Gar Sqft	576	440	462	400	440	273
Prior Land	$14,600					
Prior Total	$112,900					
Comp Land Estimate	$18,000	$19,200	$15,900	$15,100	$15,100	$15,500
Sale Date		3/14/2019	1/17/2020	1/3/2020	11/2/2018	12/23/2019
Sale Price		$163,000	$140,000	$180,000	$162,000	$155,000
Time Adj Sale Price		$170,100	$141,400	$181,800	$172,200	$157,100
TADJSP/SQFT		$115.71	$94.58	$120.24	$113.89	$118.48
Total Adj Factors	$78,900	$75,200	$76,900	$87,700	$72,200	$66,000
Adjusted Sale Price		$173,800	$143,400	$173,000	$178,900	$170,000
Comparable Estimate	$168,000 ($114.29/SFLA)					

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Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-47	102.12-7-21	102.12-5-13	103.05-11-12	102.12-7-11	102.08-5-28
Owner	Kaczmarek, Michelle	Barrus, Timothy D	Benker, Jesse D	Rychlicki, Richard	Nabi Muslim Dost, Hazr	Mohr, Miranda R
Address	110 Goering Ave	121 Goering Ave	279 Nagel Dr	45 Deborah Ln	65 Goering Ave	45 Nadine 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 142	54 x 142	54 x 110	58 x 103	45 x 147	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1960 / 0	1962 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1080	1148	1005	1256	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 270	0 0	0 0	0 0
SFLA	963	1080	1148	1005	1256	1100
Att/Det Gar Sqft	528	440	484	300	390	308
Prior Land	$13,800					
Prior Total	$91,200					
Comp Land Estimate	$17,000	$17,800	$15,700	$15,800	$16,100	$15,100
Sale Date		4/12/2019	10/11/2019	12/13/2019	11/12/2019	9/23/2020
Sale Price		$126,900	$155,000	$150,000	$131,000	$147,016
Time Adj Sale Price		$132,000	$158,100	$152,000	$133,200	$147,000
TADJSP/SQFT		$122.22	$137.72	$151.24	$106.05	$133.64
Total Adj Factors	$61,600	$69,200	$73,100	$62,700	$77,200	$66,400
Adjusted Sale Price		$124,400	$146,600	$150,900	$117,600	$142,200
Comparable Estimate	$136,000 ($141.23/SFLA)					

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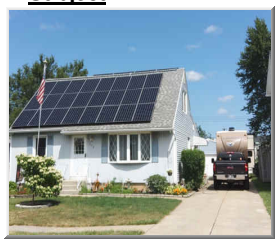
Option : 110_ENPM_OPTIONS

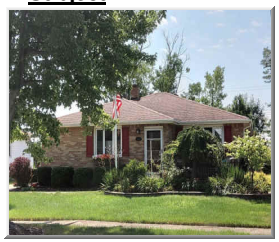
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-19	102.12-7-11	102.12-5-13	103.09-13-7	102.12-7-21	103.05-14-39
Owner	Stannard, Scott M	Nabi Muslim Dost, Hazr	Benker, Jesse D	Dorman, Andrew D	Barrus, Timothy D	Deth, Jessica M
Address	113 Goering Ave	65 Goering Ave	279 Nagel Dr	18 Nassau Ln	121 Goering Ave	114 Joseph 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 142	45 x 147	54 x 110	54 x 130	54 x 142	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1960 / 0	1961 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 2	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1256	1148	1351	1080	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 270	0 400	0 200	0 405
SFLA	1200	1256	1148	1351	1080	1204
Att/Det Gar Sqft	308	390	484	375	440	440
Prior Land	$13,500					
Prior Total	$107,000					
Comp Land Estimate	$17,000	$16,100	$15,700	$17,000	$17,800	$15,200
Sale Date		11/12/2019	10/11/2019	7/28/2020	4/12/2019	7/21/2020
Sale Price		$131,000	$155,000	$171,000	$126,900	$140,000
Time Adj Sale Price		$133,200	$158,100	$171,000	$132,000	$140,000
TADJSP/SQFT		$106.05	$137.72	$126.57	$122.22	$116.28
Total Adj Factors	$73,400	$77,200	$73,100	$94,300	$69,200	$74,900
Adjusted Sale Price		$129,400	$158,400	$150,100	$136,200	$138,500
Comparable Estimate	$143,000 ($119.17/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-46	102.12-6-9	102.12-6-14	102.12-6-18	102.08-9-2	92.14-5-21
Owner	Spieler, Kurt F	Booth, Patricia	Webb, Russell E	Bird, Stephen B	Kaur, Amarjit	Elmore, Kristen Viola
Address	114 Goering Ave	71 Zoerb Ave	103 Zoerb Ave	119 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143001	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 142	45 x 147	50 x 145	51 x 142	50 x 125	75 x 105
Building 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	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1960 / 0	1957 / 0	1970 / 0	1965 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	4	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1312	1232	1216	980	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1912	2156	1768	1715	2320	1911
Att/Det Gar Sqft	624	576	528	528	528	
Prior Land	$13,800					
Prior Total	$131,500					
Comp Land Estimate	$17,000	$16,100	$17,200	$17,200	$16,000	$16,000
Sale Date		5/28/2020	6/10/2019	4/25/2019	11/27/2018	11/1/2019
Sale Price		$185,000	$169,000	$165,000	$161,000	$153,000
Time Adj Sale Price		$185,600	$174,700	$171,600	$171,100	$155,600
TADJSP/SQFT		$86.09	$98.81	$100.06	$73.75	$81.42
Total Adj Factors	$102,600	$97,200	$81,900	$80,100	$103,100	$84,600
Adjusted Sale Price		$191,000	$195,400	$194,100	$170,600	$173,600
Comparable Estimate	$185,000 ($96.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-20	102.12-7-11	102.12-5-13	103.09-13-7	102.12-7-21	103.05-14-39
Owner	Slazak, Scott M	Nabi Muslim Dost, Hazr	Benker, Jesse D	Dorman, Andrew D	Barrus, Timothy D	Deth, Jessica M
Address	117 Goering Ave	65 Goering Ave	279 Nagel Dr	18 Nassau Ln	121 Goering Ave	114 Joseph 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 142	45 x 147	54 x 110	54 x 130	54 x 142	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1961 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 2	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1212	1256	1148	1351	1080	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 270	0 400	0 200	0 405
SFLA	1212	1256	1148	1351	1080	1204
Att/Det Gar Sqft	484	390	484	375	440	440
Prior Land	$14,600					
Prior Total	$111,500					
Comp Land Estimate	$18,000	$16,100	$15,700	$17,000	$17,800	$15,200
Sale Date		11/12/2019	10/11/2019	7/28/2020	4/12/2019	7/21/2020
Sale Price		$131,000	$155,000	$171,000	$126,900	$140,000
Time Adj Sale Price		$133,200	$158,100	$171,000	$132,000	$140,000
TADJSP/SQFT		$106.05	$137.72	$126.57	$122.22	$116.28
Total Adj Factors	$76,300	$77,200	$73,100	$94,300	$69,200	$74,900
Adjusted Sale Price		$132,300	$161,300	$153,000	$139,100	$141,400
Comparable Estimate	$145,000 ($119.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-45	102.12-6-4	103.05-11-32	103.05-13-3	103.05-14-31	103.05-13-6
Owner	Maciejewski, Marie A	Loughran, Travis	Zimmer, Daniel J	Nelligan, Courtney L	Sengupta, Mrityunjoy	Sweet, Helen
Address	118 Goering Ave	35 Zoerb Ave	46 Betty Lou Ln	7 Lucy Ln	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 142	60 x 147	59 x 103	55 x 100	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1962 / 0	1959 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	840	977	1008	1048	1008
2nd Sty Area	840	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 425	0 120
SFLA	1680	1470	1495	1512	1692	1512
Att/Det Gar Sqft	600	440	462	400	468	440
Prior Land	$14,500					
Prior Total	$142,760					
Comp Land Estimate	$17,000	$19,200	$15,900	$15,100	$15,800	$15,100
Sale Date		3/14/2019	1/17/2020	1/3/2020	5/21/2018	11/2/2018
Sale Price		$163,000	$140,000	$180,000	$152,000	$162,000
Time Adj Sale Price		$170,100	$141,400	$181,800	$167,100	$172,200
TADJSP/SQFT		$115.71	$94.58	$120.24	$98.76	$113.89
Total Adj Factors	$83,000	$75,200	$76,900	$87,700	$98,800	$72,200
Adjusted Sale Price		$177,900	$147,500	$177,100	$151,300	$183,000
Comparable Estimate	$167,000 ($99.4/SFLA)					

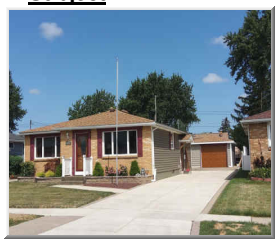
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-21	102.12-7-21	102.12-5-13	102.12-7-11	102.08-5-28	102.12-4-17
Owner	Barrus Timothy D	Barrus, Timothy D	Benker, Jesse D	Nabi Muslim Dost, Hazr	Mohr, Miranda R	Tisdale, Samantha K
Address	121 Goering Ave	121 Goering Ave	279 Nagel Dr	65 Goering Ave	45 Nadine Dr	9 Monterey Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 142	54 x 142	54 x 110	45 x 147	55 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1080	1148	1256	1100	1102
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 270	0 0	0 0	0 0
SFLA	1080	1080	1148	1256	1100	1102
Att/Det Gar Sqft	440	440	484	390	308	330
Prior Land	$14,600					
Prior Total	$99,700					
Comp Land Estimate	$18,000	$17,800	$15,700	$16,100	$15,100	$15,100
Sale Date		4/12/2019	10/11/2019	11/12/2019	9/23/2020	5/10/2018
Sale Price		$126,900	$155,000	$131,000	$147,016	$143,500
Time Adj Sale Price		$132,000	$158,100	$133,200	$147,000	$157,800
TADJSP/SQFT		$122.22	$137.72	$106.05	$133.64	$143.19
Total Adj Factors	$69,200	$69,200	$73,100	$77,200	$66,400	$66,000
Adjusted Sale Price		$132,000	$154,200	$125,200	$149,800	$161,000
Comparable Estimate	$144,000 ($133.33/SFLA)					

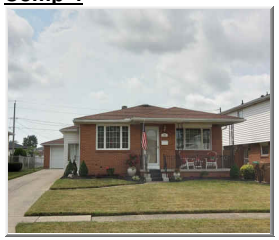
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-44	103.05-11-32	102.12-6-4	103.05-13-3	103.05-14-31	103.05-13-6
Owner	Mazierski Trust	Zimmer, Daniel J	Loughran, Travis	Nelligan, Courtney L	Sengupta, Mrityunjoy	Sweet, Helen
Address	122 Goering Ave	46 Betty Lou Ln	35 Zoerb Ave	7 Lucy Ln	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 142	59 x 103	60 x 147	55 x 100	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	5	4	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1077	977	840	1008	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 425	0 120
SFLA	1755	1495	1470	1512	1692	1512
Att/Det Gar Sqft	352	462	440	400	468	440
Prior Land	$13,800					
Prior Total	$130,700					
Comp Land Estimate	$17,000	$15,900	$19,200	$15,100	$15,800	$15,100
Sale Date		1/17/2020	3/14/2019	1/3/2020	5/21/2018	11/2/2018
Sale Price		$140,000	$163,000	$180,000	$152,000	$162,000
Time Adj Sale Price		$141,400	$170,100	$181,800	$167,100	$172,200
TADJSP/SQFT		$94.58	$115.71	$120.24	$98.76	$113.89
Total Adj Factors	$85,000	$76,900	$75,200	$87,700	$98,800	$72,200
Adjusted Sale Price		$149,500	$179,900	$179,100	$153,300	$185,000
Comparable Estimate	$169,000 ($96.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-22	103.05-11-32	102.12-6-4	103.05-13-3	103.05-14-31	103.05-13-6
Owner	Smaczniak, Anthony J	Zimmer, Daniel J	Loughran, Travis	Nelligan, Courtney L	Sengupta, Mrityunjoy	Sweet, Helen
Address	125 Goering Ave	46 Betty Lou Ln	35 Zoerb Ave	7 Lucy Ln	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 142	59 x 103	60 x 147	55 x 100	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	977	840	1008	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 377	0 425	0 120
SFLA	1860	1495	1470	1512	1692	1512
Att/Det Gar Sqft	352	462	440	400	468	440
Prior Land	$14,600					
Prior Total	$138,900					
Comp Land Estimate	$18,000	$15,900	$19,200	$15,100	$15,800	$15,100
Sale Date		1/17/2020	3/14/2019	1/3/2020	5/21/2018	11/2/2018
Sale Price		$140,000	$163,000	$180,000	$152,000	$162,000
Time Adj Sale Price		$141,400	$170,100	$181,800	$167,100	$172,200
TADJSP/SQFT		$94.58	$115.71	$120.24	$98.76	$113.89
Total Adj Factors	$89,800	$76,900	$75,200	$87,700	$98,800	$72,200
Adjusted Sale Price		$154,300	$184,700	$183,900	$158,100	$189,800
Comparable Estimate	$174,000 ($93.55/SFLA)					

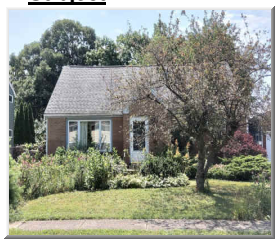
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-43	102.12-7-21	102.12-5-13	102.12-7-11	102.08-5-28	102.12-4-17
Owner	Puccio, Anthony M	Barrus, Timothy D	Benker, Jesse D	Nabi Muslim Dost, Hazr	Mohr, Miranda R	Tisdale, Samantha K
Address	126 Goering Ave	121 Goering Ave	279 Nagel Dr	65 Goering Ave	45 Nadine Dr	9 Monterey Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 142	54 x 142	54 x 110	45 x 147	55 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1086	1080	1148	1256	1100	1102
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 270	0 0	0 0	0 0
SFLA	1086	1080	1148	1256	1100	1102
Att/Det Gar Sqft	352	440	484	390	308	330
Prior Land	$13,800					
Prior Total	$96,400					
Comp Land Estimate	$17,000	$17,800	$15,700	$16,100	$15,100	$15,100
Sale Date		4/12/2019	10/11/2019	11/12/2019	9/23/2020	5/10/2018
Sale Price		$126,900	$155,000	$131,000	$147,016	$143,500
Time Adj Sale Price		$132,000	$158,100	$133,200	$147,000	$157,800
TADJSP/SQFT		$122.22	$137.72	$106.05	$133.64	$143.19
Total Adj Factors	$65,200	$69,200	$73,100	$77,200	$66,400	$66,000
Adjusted Sale Price		$128,000	$150,200	$121,200	$145,800	$157,000
Comparable Estimate	$140,000 ($128.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-23	102.12-7-21	102.12-5-13	102.12-7-11	102.08-5-28	103.09-13-7
Owner	Marcucci, Joanne	Barrus, Timothy D	Benker, Jesse D	Nabi Muslim Dost, Hazr	Mohr, Miranda R	Dorman, Andrew D
Address	129 Goering Ave	121 Goering Ave	279 Nagel Dr	65 Goering Ave	45 Nadine Dr	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 142	54 x 142	54 x 110	45 x 147	55 x 100	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1080	1148	1256	1100	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 270	0 0	0 0	0 400
SFLA	1104	1080	1148	1256	1100	1351
Att/Det Gar Sqft	308	440	484	390	308	375
Prior Land	$13,500					
Prior Total	$97,900					
Comp Land Estimate	$17,000	$17,800	$15,700	$16,100	$15,100	$17,000
Sale Date		4/12/2019	10/11/2019	11/12/2019	9/23/2020	7/28/2020
Sale Price		$126,900	$155,000	$131,000	$147,016	$171,000
Time Adj Sale Price		$132,000	$158,100	$133,200	$147,000	$171,000
TADJSP/SQFT		$122.22	$137.72	$106.05	$133.64	$126.57
Total Adj Factors	$68,100	$69,200	$73,100	$77,200	$66,400	$94,300
Adjusted Sale Price		$130,900	$153,100	$124,100	$148,700	$144,800
Comparable Estimate	$140,000 ($126.81/SFLA)					

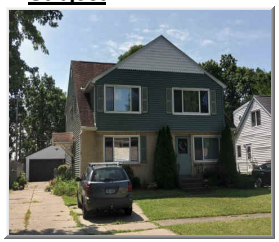
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-42	103.09-13-7	102.12-7-11	102.12-3-16	103.05-13-29	102.12-5-13
Owner	Miecznikowski, Ronald	Dorman, Andrew D	Nabi Muslim Dost, Hazr	Ivey, J.L. Jr	Rogers, Cynthia L	Benker, Jesse D
Address	130 Goering Ave	18 Nassau Ln	65 Goering Ave	114 Zoerb Ave	130 Nagel Dr	279 Nagel 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 142	54 x 130	45 x 147	80 x 109	54 x 115	54 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1960 / 0	1963 / 0	1962 / 0	1960 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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 / 2	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1351	1256	1335	1382	1148
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 300	0 0	0 270
SFLA	1296	1351	1256	1335	1382	1148
Att/Det Gar Sqft	308	375	390	440	352	484
Prior Land	$13,800					
Prior Total	$111,800					
Comp Land Estimate	$17,000	$17,000	$16,100	$18,700	$16,100	$15,700
Sale Date		7/28/2020	11/12/2019	4/11/2019	8/5/2020	10/11/2019
Sale Price		$171,000	$131,000	$156,000	$179,800	$155,000
Time Adj Sale Price		$171,000	$133,200	$162,300	$179,800	$158,100
TADJSP/SQFT		$126.57	$106.05	$121.57	$130.10	$137.72
Total Adj Factors	$84,400	$94,300	$77,200	$83,600	$81,700	$73,100
Adjusted Sale Price		$161,100	$140,400	$163,100	$182,500	$169,400
Comparable Estimate	$163,000 ($125.77/SFLA)					

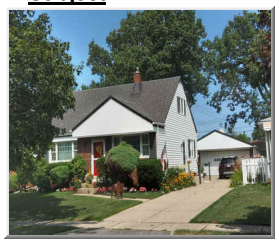
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-24	103.09-13-7	103.05-13-29	102.12-3-16	103.09-6-4	102.12-7-11
Owner	Cieslik, Florence	Dorman, Andrew D	Rogers, Cynthia L	Ivey, J.L. Jr	Warden, Richard	Nabi Muslim Dost, Hazr
Address	133 Goering Ave	18 Nassau Ln	130 Nagel Dr	114 Zoerb Ave	32 St Lucia Ln	65 Goering 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 142	54 x 130	54 x 115	80 x 109	54 x 130	45 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1962 / 0	1963 / 0	1966 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 2	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1412	1351	1382	1335	1360	1256
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 400	0 0	0 300	0 0	0 0
SFLA	1412	1351	1382	1335	1360	1256
Att/Det Gar Sqft	408	375	352	440	484	390
Prior Land	$13,500					
Prior Total	$120,700					
Comp Land Estimate	$17,000	$17,000	$16,100	$18,700	$17,000	$16,100
Sale Date		7/28/2020	8/5/2020	4/11/2019	6/22/2020	11/12/2019
Sale Price		$171,000	$179,800	$156,000	$185,500	$131,000
Time Adj Sale Price		$171,000	$179,800	$162,300	$185,800	$133,200
TADJSP/SQFT		$126.57	$130.10	$121.57	$136.62	$106.05
Total Adj Factors	$84,200	$94,300	$81,700	$83,600	$81,500	$77,200
Adjusted Sale Price		$160,900	$182,300	$162,900	$188,500	$140,200
Comparable Estimate	$167,000 ($118.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-41	103.09-13-7	102.12-7-11	102.12-3-16	103.05-13-29	102.12-5-13
Owner	Boje, Clarence R	Dorman, Andrew D	Nabi Muslim Dost, Hazr	Ivey, J.L. Jr	Rogers, Cynthia L	Benker, Jesse D
Address	134 Goering Ave	18 Nassau Ln	65 Goering Ave	114 Zoerb Ave	130 Nagel Dr	279 Nagel 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 142	54 x 130	45 x 147	80 x 109	54 x 115	54 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1960 / 0	1963 / 0	1962 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 2	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1351	1256	1335	1382	1148
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 300	0 0	0 270
SFLA	1296	1351	1256	1335	1382	1148
Att/Det Gar Sqft	330	375	390	440	352	484
Prior Land	$15,500					
Prior Total	$118,900					
Comp Land Estimate	$19,000	$17,000	$16,100	$18,700	$16,100	$15,700
Sale Date		7/28/2020	11/12/2019	4/11/2019	8/5/2020	10/11/2019
Sale Price		$171,000	$131,000	$156,000	$179,800	$155,000
Time Adj Sale Price		$171,000	$133,200	$162,300	$179,800	$158,100
TADJSP/SQFT		$126.57	$106.05	$121.57	$130.10	$137.72
Total Adj Factors	$81,800	$94,300	$77,200	$83,600	$81,700	$73,100
Adjusted Sale Price		$158,500	$137,800	$160,500	$179,900	$166,800
Comparable Estimate	$161,000 ($124.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-25	103.05-11-32	103.05-13-3	102.12-6-4	103.05-14-31	103.05-13-6
Owner	Borucki, William Carl	Zimmer, Daniel J	Nelligan, Courtney L	Loughran, Travis	Sengupta, Mrityunjoy	Sweet, Helen
Address	137 Goering Ave	46 Betty Lou Ln	7 Lucy Ln	35 Zoerb Ave	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 144	59 x 103	55 x 100	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1959 / 0	1957 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	977	1008	840	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 0	0 425	0 120
SFLA	1853	1495	1512	1470	1692	1512
Att/Det Gar Sqft	624	462	400	440	468	440
Prior Land	$15,000					
Prior Total	$141,600					
Comp Land Estimate	$18,000	$15,900	$15,100	$19,200	$15,800	$15,100
Sale Date		1/17/2020	1/3/2020	3/14/2019	5/21/2018	11/2/2018
Sale Price		$140,000	$180,000	$163,000	$152,000	$162,000
Time Adj Sale Price		$141,400	$181,800	$170,100	$167,100	$172,200
TADJSP/SQFT		$94.58	$120.24	$115.71	$98.76	$113.89
Total Adj Factors	$91,900	$76,900	$87,700	$75,200	$98,800	$72,200
Adjusted Sale Price		$156,400	$186,000	$186,800	$160,200	$191,900
Comparable Estimate	$176,000 ($94.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-40	103.05-13-20	103.09-4-7	103.09-4-26	103.09-12-20	103.09-11-27
Owner	Catanzaro, Peter	Mainella, Maria N	Nguyen, Viet B	Uddin, Mohammed F	Deceilio, Derek J	Lis, Jesse J
Address	140 Goering Ave	73 Lucy Ln	131 Nantucket Dr	17 Nantucket Dr	324 Nagel Dr	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 141	44 x 108	55 x 105	55 x 105	57 x 151	52 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1966 / 0	1967 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1466	1288	1342	1311	1164	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 140	820 0	508 0	424 0	300 0	216 0
SFLA	1898	2108	1850	1735	1464	1470
Att/Det Gar Sqft					384	748
Prior Land	$15,900					
Prior Total	$156,870					
Comp Land Estimate	$19,000	$13,700	$15,500	$15,500	$18,800	$16,000
Sale Date		8/13/2020	4/22/2020	9/11/2020	3/6/2020	10/9/2020
Sale Price		$176,000	$195,000	$175,000	$166,000	$220,000
Time Adj Sale Price		$176,000	$196,000	$175,000	$167,100	$220,000
TADJSP/SQFT		$83.49	$105.95	$100.86	$114.14	$149.66
Total Adj Factors	$110,600	$92,500	$87,400	$80,300	$78,900	$90,000
Adjusted Sale Price		$194,100	$219,200	$205,300	$198,800	$240,600
Comparable Estimate	$212,000 ($111.7/SFLA)					

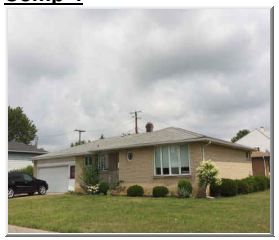
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-26	102.12-6-9	102.08-9-2	102.12-6-14	102.12-6-18	91.20-1-1
Owner	Hanners, Catherine V	Booth, Patricia	Kaur, Amarjit	Webb, Russell E	Bird, Stephen B	Moses, Carolyn
Address	141 Goering Ave	71 Zoerb Ave	36 Wellington Rd	103 Zoerb Ave	119 Zoerb Ave	3357 Genesee St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	110	110	110	110	110	109
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 148	45 x 147	50 x 125	50 x 145	51 x 142	217 x 200
Building 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	02 Brick
Year Built/Eff Yr Built	1963 / 0	1961 / 0	1970 / 0	1960 / 0	1957 / 0	1943 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	1 / N
Stories	2.0	1.7	2.0	1.7	1.7	2.0
Bedrooms	5	5	6	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1248	1232	1384	1216	980	1502
2nd Sty Area	1248	0	936	0	0	399
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 936	0 0	0 0	0 0
SFLA	2496	2156	2320	1768	1715	2510
Att/Det Gar Sqft	440	576	528	528	528	576
Prior Land	$14,000					
Prior Total	$146,400					
Comp Land Estimate	$18,000	$16,100	$16,000	$17,200	$17,200	$37,000
Sale Date		5/28/2020	11/27/2018	6/10/2019	4/25/2019	3/6/2020
Sale Price		$185,000	$161,000	$169,000	$165,000	$190,000
Time Adj Sale Price		$185,600	$171,100	$174,700	$171,600	$191,300
TADJSP/SQFT		$86.09	$73.75	$98.81	$100.06	$76.22
Total Adj Factors	$105,400	$97,200	$103,100	$81,900	$80,100	$121,200
Adjusted Sale Price		$193,800	$173,400	$198,200	$196,900	$175,500
Comparable Estimate	$188,000 ($75.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-39	103.05-11-32	102.12-6-4	103.05-13-3	103.05-13-6	102.08-5-17
Owner	Miller, Charles J	Zimmer, Daniel J	Loughran, Travis	Nelligan, Courtney L	Sweet, Helen	Foster, Shane T
Address	144 Goering Ave	46 Betty Lou Ln	35 Zoerb Ave	7 Lucy Ln	19 Lucy Ln	223 Santin 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	110	110	110	110	110	110
School Code	143001	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 138	59 x 103	60 x 147	55 x 100	55 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1962 / 0	1957 / 0	1959 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	4	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	977	840	1008	1008	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 120	0 0
SFLA	1482	1495	1470	1512	1512	1326
Att/Det Gar Sqft	484	462	440	400	440	273
Prior Land	$13,600					
Prior Total	$115,700					
Comp Land Estimate	$17,000	$15,900	$19,200	$15,100	$15,100	$15,500
Sale Date		1/17/2020	3/14/2019	1/3/2020	11/2/2018	12/23/2019
Sale Price		$140,000	$163,000	$180,000	$162,000	$155,000
Time Adj Sale Price		$141,400	$170,100	$181,800	$172,200	$157,100
TADJSP/SQFT		$94.58	$115.71	$120.24	$113.89	$118.48
Total Adj Factors	$85,900	$76,900	$75,200	$87,700	$72,200	$66,000
Adjusted Sale Price		$150,400	$180,800	$180,000	$185,900	$177,000
Comparable Estimate	$175,000 ($118.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-27	102.08-5-17	103.05-11-32	102.12-6-4	92.17-10-1	103.05-13-3
Owner	McCoy, Kevin J	Foster, Shane T	Zimmer, Daniel J	Loughran, Travis	Tallman, Danielle M	Nelligan, Courtney L
Address	145 Goering Ave	223 Santin Dr	46 Betty Lou Ln	35 Zoerb Ave	114 Harris Ct	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 153	57 x 102	59 x 103	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1958 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	766	884	977	840	823	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 0	0 403	0 377
SFLA	1141	1326	1495	1470	1234	1512
Att/Det Gar Sqft	320	273	462	440	308	400
Prior Land	$14,500					
Prior Total	$95,300					
Comp Land Estimate	$18,000	$15,500	$15,900	$19,200	$15,800	$15,100
Sale Date		12/23/2019	1/17/2020	3/14/2019	7/3/2019	1/3/2020
Sale Price		$155,000	$140,000	$163,000	$150,000	$180,000
Time Adj Sale Price		$157,100	$141,400	$170,100	$154,500	$181,800
TADJSP/SQFT		$118.48	$94.58	$115.71	$125.20	$120.24
Total Adj Factors	$62,700	$66,000	$76,900	$75,200	$66,100	$87,700
Adjusted Sale Price		$153,800	$127,200	$157,600	$151,100	$156,800
Comparable Estimate	$149,000 ($130.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-38	102.12-5-13	102.12-7-21	102.08-5-28	102.12-7-11	103.09-13-7
Owner	Szymanski, Sharon	Benker, Jesse D	Barrus, Timothy D	Mohr, Miranda R	Nabi Muslim Dost, Hazr	Dorman, Andrew D
Address	148 Goering Ave	279 Nagel Dr	121 Goering Ave	45 Nadine Dr	65 Goering Ave	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 134	54 x 110	54 x 142	55 x 100	45 x 147	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm 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	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1086	1148	1080	1100	1256	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 270	0 200	0 0	0 0	0 400
SFLA	1086	1148	1080	1100	1256	1351
Att/Det Gar Sqft	352	484	440	308	390	375
Prior Land	$14,200					
Prior Total	$96,900					
Comp Land Estimate	$17,000	$15,700	$17,800	$15,100	$16,100	$17,000
Sale Date		10/11/2019	4/12/2019	9/23/2020	11/12/2019	7/28/2020
Sale Price		$155,000	$126,900	$147,016	$131,000	$171,000
Time Adj Sale Price		$158,100	$132,000	$147,000	$133,200	$171,000
TADJSP/SQFT		$137.72	$122.22	$133.64	$106.05	$126.57
Total Adj Factors	$68,800	$73,100	$69,200	$66,400	$77,200	$94,300
Adjusted Sale Price		$153,800	$131,600	$149,400	$124,800	$145,500
Comparable Estimate	$141,000 ($129.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-28	103.05-11-32	103.05-13-3	102.12-6-4	103.05-14-31	103.05-13-6
Owner	Bechtold, Brett D	Zimmer, Daniel J	Nelligan, Courtney L	Loughran, Travis	Sengupta, Mrityunjoy	Sweet, Helen
Address	149 Goering Ave	46 Betty Lou Ln	7 Lucy Ln	35 Zoerb Ave	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 145	59 x 103	55 x 100	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1962 / 0	1959 / 0	1957 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1183	977	1008	840	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 319	0 0	0 377	0 0	0 425	0 120
SFLA	1793	1495	1512	1470	1692	1512
Att/Det Gar Sqft	560	462	400	440	468	440
Prior Land	$13,900					
Prior Total	$140,200					
Comp Land Estimate	$17,000	$15,900	$15,100	$19,200	$15,800	$15,100
Sale Date		1/17/2020	1/3/2020	3/14/2019	5/21/2018	11/2/2018
Sale Price		$140,000	$180,000	$163,000	$152,000	$162,000
Time Adj Sale Price		$141,400	$181,800	$170,100	$167,100	$172,200
TADJSP/SQFT		$94.58	$120.24	$115.71	$98.76	$113.89
Total Adj Factors	$92,500	$76,900	$87,700	$75,200	$98,800	$72,200
Adjusted Sale Price		$157,000	$186,600	$187,400	$160,800	$192,500
Comparable Estimate	$177,000 ($98.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-37	103.09-13-7	103.05-13-29	103.09-6-4	102.12-3-16	102.12-7-11
Owner	Majchrzak, Regina F	Dorman, Andrew D	Rogers, Cynthia L	Warden, Richard	Ivey, J.L. Jr	Nabi Muslim Dost, Hazr
Address	152 Goering Ave	18 Nassau Ln	130 Nagel Dr	32 St Lucia Ln	114 Zoerb Ave	65 Goering 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 129	54 x 130	54 x 115	54 x 130	80 x 109	45 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 2	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1390	1351	1382	1360	1335	1256
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 300	0 0
SFLA	1390	1351	1382	1360	1335	1256
Att/Det Gar Sqft	440	375	352	484	440	390
Prior Land	$14,200					
Prior Total	$121,800					
Comp Land Estimate	$17,000	$17,000	$16,100	$17,000	$18,700	$16,100
Sale Date		7/28/2020	8/5/2020	6/22/2020	4/11/2019	11/12/2019
Sale Price		$171,000	$179,800	$185,500	$156,000	$131,000
Time Adj Sale Price		$171,000	$179,800	$185,800	$162,300	$133,200
TADJSP/SQFT		$126.57	$130.10	$136.62	$121.57	$106.05
Total Adj Factors	$83,700	$94,300	$81,700	$81,500	$83,600	$77,200
Adjusted Sale Price		$160,400	$181,800	$188,000	$162,400	$139,700
Comparable Estimate	$166,000 ($119.42/SFLA)					

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

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Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-29	102.08-5-17	103.05-11-32	102.12-6-4	92.17-10-1	103.05-13-3
Owner	Winston, Jamario	Foster, Shane T	Zimmer, Daniel J	Loughran, Travis	Tallman, Danielle M	Nelligan, Courtney L
Address	153 Goering Ave	223 Santin Dr	46 Betty Lou Ln	35 Zoerb Ave	114 Harris Ct	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 134	57 x 102	59 x 103	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	814	884	977	840	823	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 0	0 0	0 403	0 377
SFLA	1204	1326	1495	1470	1234	1512
Att/Det Gar Sqft	280	273	462	440	308	400
Prior Land	$13,700					
Prior Total	$100,200					
Comp Land Estimate	$17,000	$15,500	$15,900	$19,200	$15,800	$15,100
Sale Date		12/23/2019	1/17/2020	3/14/2019	7/3/2019	1/3/2020
Sale Price		$155,000	$140,000	$163,000	$150,000	$180,000
Time Adj Sale Price		$157,100	$141,400	$170,100	$154,500	$181,800
TADJSP/SQFT		$118.48	$94.58	$115.71	$125.20	$120.24
Total Adj Factors	$62,900	$66,000	$76,900	$75,200	$66,100	$87,700
Adjusted Sale Price		$154,000	$127,400	$157,800	$151,300	$157,000
Comparable Estimate	$150,000 ($124.58/SFLA)					

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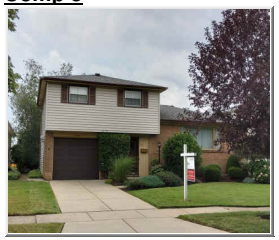
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-36	103.09-12-20	103.09-11-27	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Stuchal, Emil	Deceilio, Derek J	Lis, Jesse J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	156 Goering Ave	324 Nagel Dr	19 Nassau Ln	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 125	57 x 151	52 x 120	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1962 / 0	1961 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 288	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1164	1164	1254	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	300 0	216 0	408 0	306 224	270 0
SFLA	1452	1464	1470	1512	1410	1480
Att/Det Gar Sqft	484	384	748	280	440	
Prior Land	$13,700					
Prior Total	$119,500					
Comp Land Estimate	$17,000	$18,800	$16,000	$17,400	$15,400	$16,600
Sale Date		3/6/2020	10/9/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$166,000	$220,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$167,100	$220,000	$161,100	$180,200	$168,200
TADJSP/SQFT		$114.14	$149.66	$106.55	$127.80	$113.65
Total Adj Factors	$73,300	$78,900	$90,000	$76,200	$72,000	$74,800
Adjusted Sale Price		$161,500	$203,300	$158,200	$181,500	$166,700
Comparable Estimate	$174,000 ($119.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-30	102.08-5-17	103.05-11-32	102.12-6-4	92.17-10-1	103.05-13-3
Owner	Weick, Hannah M	Foster, Shane T	Zimmer, Daniel J	Loughran, Travis	Tallman, Danielle M	Nelligan, Courtney L
Address	157 Goering Ave	223 Santin Dr	46 Betty Lou Ln	35 Zoerb Ave	114 Harris Ct	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 131	57 x 102	59 x 103	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	814	884	977	840	823	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 403	0 377
SFLA	1204	1326	1495	1470	1234	1512
Att/Det Gar Sqft	308	273	462	440	308	400
Prior Land	$13,500					
Prior Total	$90,600					
Comp Land Estimate	$17,000	$15,500	$15,900	$19,200	$15,800	$15,100
Sale Date		12/23/2019	1/17/2020	3/14/2019	7/3/2019	1/3/2020
Sale Price		$155,000	$140,000	$163,000	$150,000	$180,000
Time Adj Sale Price		$157,100	$141,400	$170,100	$154,500	$181,800
TADJSP/SQFT		$118.48	$94.58	$115.71	$125.20	$120.24
Total Adj Factors	$61,900	$66,000	$76,900	$75,200	$66,100	$87,700
Adjusted Sale Price		$153,000	$126,400	$156,800	$150,300	$156,000
Comparable Estimate	$149,000 ($123.75/SFLA)					

State of New York - Real Property System
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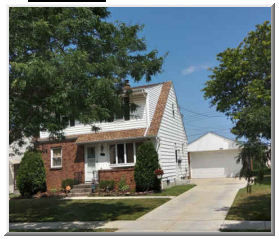
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-35	103.05-11-32	103.05-13-3	102.12-6-4	103.05-13-6	102.08-5-17
Owner	Menth, Michael F	Zimmer, Daniel J	Nelligan, Courtney L	Loughran, Travis	Sweet, Helen	Foster, Shane T
Address	160 Goering Ave	46 Betty Lou Ln	7 Lucy Ln	35 Zoerb Ave	19 Lucy Ln	223 Santin 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	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 123	59 x 103	55 x 100	60 x 147	55 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1959 / 0	1957 / 0	1962 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	962	977	1008	840	1008	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 0	0 120	0 0
SFLA	1566	1495	1512	1470	1512	1326
Att/Det Gar Sqft	440	462	400	440	440	273
Prior Land	$13,400					
Prior Total	$119,500					
Comp Land Estimate	$16,000	$15,900	$15,100	$19,200	$15,100	$15,500
Sale Date		1/17/2020	1/3/2020	3/14/2019	11/2/2018	12/23/2019
Sale Price		$140,000	$180,000	$163,000	$162,000	$155,000
Time Adj Sale Price		$141,400	$181,800	$170,100	$172,200	$157,100
TADJSP/SQFT		$94.58	$120.24	$115.71	$113.89	$118.48
Total Adj Factors	$76,800	$76,900	$87,700	$75,200	$72,200	$66,000
Adjusted Sale Price		$141,300	$170,900	$171,700	$176,800	$167,900
Comparable Estimate	$166,000 ($106/SFLA)					

State of New York - Real Property System
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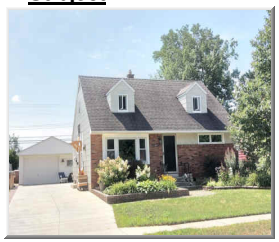
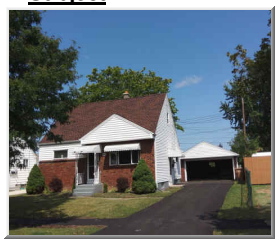
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-31	102.08-5-17	103.05-11-32	102.12-6-4	92.17-10-1	103.05-13-3
Owner	Greco, Michael J	Foster, Shane T	Zimmer, Daniel J	Loughran, Travis	Tallman, Danielle M	Nelligan, Courtney L
Address	161 Goering Ave	223 Santin Dr	46 Betty Lou Ln	35 Zoerb Ave	114 Harris Ct	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 130	57 x 102	59 x 103	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	814	884	977	840	823	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 403	0 377
SFLA	1204	1326	1495	1470	1234	1512
Att/Det Gar Sqft	396	273	462	440	308	400
Prior Land	$13,500					
Prior Total	$92,500					
Comp Land Estimate	$17,000	$15,500	$15,900	$19,200	$15,800	$15,100
Sale Date		12/23/2019	1/17/2020	3/14/2019	7/3/2019	1/3/2020
Sale Price		$155,000	$140,000	$163,000	$150,000	$180,000
Time Adj Sale Price		$157,100	$141,400	$170,100	$154,500	$181,800
TADJSP/SQFT		$118.48	$94.58	$115.71	$125.20	$120.24
Total Adj Factors	$60,700	$66,000	$76,900	$75,200	$66,100	$87,700
Adjusted Sale Price		$151,800	$125,200	$155,600	$149,100	$154,800
Comparable Estimate	$147,000 ($122.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-6-34	102.08-5-17	103.05-11-32	92.17-10-1	102.12-6-4	103.05-13-3
Owner	Kociencki, David R	Foster, Shane T	Zimmer, Daniel J	Tallman, Danielle M	Loughran, Travis	Nelligan, Courtney L
Address	164 Goering Ave	223 Santin Dr	46 Betty Lou Ln	114 Harris Ct	35 Zoerb Ave	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 95	57 x 102	59 x 103	60 x 100	60 x 147	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1962 / 0	1959 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	4	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	823	884	977	823	840	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 195	0 0	0 0	0 403	0 0	0 377
SFLA	1226	1326	1495	1234	1470	1512
Att/Det Gar Sqft	440	273	462	308	440	400
Prior Land	$11,100					
Prior Total	$95,100					
Comp Land Estimate	$14,000	$15,500	$15,900	$15,800	$19,200	$15,100
Sale Date		12/23/2019	1/17/2020	7/3/2019	3/14/2019	1/3/2020
Sale Price		$155,000	$140,000	$150,000	$163,000	$180,000
Time Adj Sale Price		$157,100	$141,400	$154,500	$170,100	$181,800
TADJSP/SQFT		$118.48	$94.58	$125.20	$115.71	$120.24
Total Adj Factors	$61,900	$66,000	$76,900	$66,100	$75,200	$87,700
Adjusted Sale Price		$153,000	$126,400	$150,300	$156,800	$156,000
Comparable Estimate	$149,000 ($121.53/SFLA)					

State of New York - Real Property System
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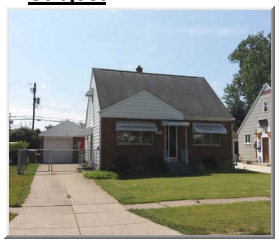
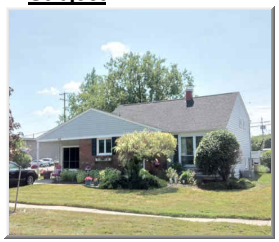
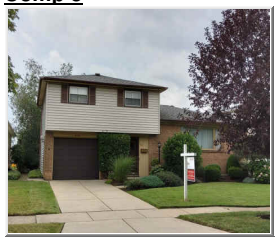
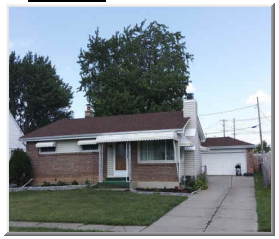
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-32	102.08-5-17	103.05-11-32	102.12-6-4	92.17-10-1	103.05-13-3
Owner	Fazzio, Anna M	Foster, Shane T	Zimmer, Daniel J	Loughran, Travis	Tallman, Danielle M	Nelligan, Courtney L
Address	165 Goering Ave	223 Santin Dr	46 Betty Lou Ln	35 Zoerb Ave	114 Harris Ct	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 125	57 x 102	59 x 103	60 x 147	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1962 / 0	1957 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	2	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	814	884	977	840	823	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 814	0 0	0 0	0 0	0 403	0 377
SFLA	1204	1326	1495	1470	1234	1512
Att/Det Gar Sqft	352	273	462	440	308	400
Prior Land	$13,200					
Prior Total	$91,000					
Comp Land Estimate	$16,000	$15,500	$15,900	$19,200	$15,800	$15,100
Sale Date		12/23/2019	1/17/2020	3/14/2019	7/3/2019	1/3/2020
Sale Price		$155,000	$140,000	$163,000	$150,000	$180,000
Time Adj Sale Price		$157,100	$141,400	$170,100	$154,500	$181,800
TADJSP/SQFT		$118.48	$94.58	$115.71	$125.20	$120.24
Total Adj Factors	$64,100	$66,000	$76,900	$75,200	$66,100	$87,700
Adjusted Sale Price		$155,200	$128,600	$159,000	$152,500	$158,200
Comparable Estimate	$151,000 ($125.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-7-33	103.09-12-20	103.09-11-27	103.05-13-9	103.09-10-23	103.09-7-10
Owner	Militello, Samuel V Jr	Deceilio, Derek J	Lis, Jesse J	Martinez, Rebecka	Krech, Kevin D	Mager, Sila
Address	169 Goering Ave	324 Nagel Dr	19 Nassau Ln	29 Lucy Ln	31 Bahama Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 121	57 x 151	52 x 120	50 x 115	57 x 128	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1962 / 0	1961 / 0	1963 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1104	1164	1254	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	300 0	216 0	306 224	408 0	270 0
SFLA	1384	1464	1470	1410	1512	1480
Att/Det Gar Sqft	308	384	748	440	280	
Prior Land	$16,200					
Prior Total	$120,300					
Comp Land Estimate	$19,000	$18,800	$16,000	$15,400	$17,400	$16,600
Sale Date		3/6/2020	10/9/2020	6/11/2020	3/3/2020	10/22/2019
Sale Price		$166,000	$220,000	$179,900	$160,000	$164,900
Time Adj Sale Price		$167,100	$220,000	$180,200	$161,100	$168,200
TADJSP/SQFT		$114.14	$149.66	$127.80	$106.55	$113.65
Total Adj Factors	$76,800	$78,900	$90,000	$72,000	$76,200	$74,800
Adjusted Sale Price		$165,000	$206,800	$185,000	$161,700	$170,200
Comparable Estimate	$178,000 ($128.61/SFLA)					

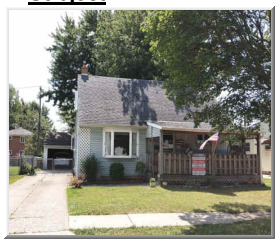
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-13	92.17-11-7	103.05-13-3	103.05-11-32	92.17-10-1	102.08-5-17
Owner	Steinbach, Chris G	Lukasiewicz, Joseph	Nelligan, Courtney L	Zimmer, Daniel J	Tallman, Danielle M	Foster, Shane T
Address	11 Harris Ct	35 Harris Ct	7 Lucy Ln	46 Betty Lou Ln	114 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 112	55 x 100	59 x 103	60 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1962 / 0	1959 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.7	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	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	3 Partial 0	4 Full 0
1st Sty Area	768	768	1008	977	823	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 0	0 403	0 0
SFLA	1440	1344	1512	1495	1234	1326
Att/Det Gar Sqft	286	440	400	462	308	273
Prior Land	$13,300					
Prior Total	$112,200					
Comp Land Estimate	$16,000	$15,200	$15,100	$15,900	$15,800	$15,500
Sale Date		7/30/2019	1/3/2020	1/17/2020	7/3/2019	12/23/2019
Sale Price		$151,000	$180,000	$140,000	$150,000	$155,000
Time Adj Sale Price		$155,600	$181,800	$141,400	$154,500	$157,100
TADJSP/SQFT		$115.77	$120.24	$94.58	$125.20	$118.48
Total Adj Factors	$71,900	$67,900	$87,700	$76,900	$66,100	$66,000
Adjusted Sale Price		$159,600	$166,000	$136,400	$160,300	$163,000
Comparable Estimate	$157,000 ($109.03/SFLA)					

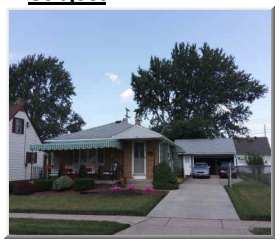
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-12	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Herbeck , Robert P Jr	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	15 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
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	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	480	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$106,000					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$68,600	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$156,300	$157,000	$159,700	$162,700	$133,100
Comparable Estimate	$154,000 ($114.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-19	103.05-1-38	103.05-11-12	102.08-5-28	103.05-14-39	92.17-9-28
Owner	Desiderio, Jason M	Gearhart, Scott J	Rychlicki, Richard	Mohr, Miranda R	Deth, Jessica M	Breier, Eric D
Address	18 Harris Ct	136 Nadine Dr	45 Deborah Ln	45 Nadine Dr	114 Joseph St	147 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 100	58 x 103	55 x 100	56 x 100	51 x 112
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	1960 / 0	1960 / 0	1962 / 0	1959 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	1100	1005	1100	1204	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 250	0 0	0 0	0 405	0 500
SFLA	952	1100	1005	1100	1204	1020
Att/Det Gar Sqft	576	400	300	308	440	288
Prior Land	$13,300					
Prior Total	$95,900					
Comp Land Estimate	$16,000	$14,300	$15,800	$15,100	$15,200	$15,400
Sale Date		10/25/2019	12/13/2019	9/23/2020	7/21/2020	8/29/2018
Sale Price		$155,000	$150,000	$147,016	$140,000	$140,000
Time Adj Sale Price		$158,100	$152,000	$147,000	$140,000	$151,300
TADJSP/SQFT		$143.73	$151.24	$133.64	$116.28	$148.33
Total Adj Factors	$64,800	$67,000	$62,700	$66,400	$74,900	$66,800
Adjusted Sale Price		$155,900	$154,100	$145,400	$129,900	$149,300
Comparable Estimate	$147,000 ($154.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-11	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Durkin, Michael E	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	19 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	803	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1379	1344	1234	1326	1512	1495
Att/Det Gar Sqft	384	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$106,400					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$68,600	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$156,300	$157,000	$159,700	$162,700	$133,100
Comparable Estimate	$154,000 ($111.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-20	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Murphy, Darlene	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	22 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
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	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	484	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$107,800					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$71,400	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$159,100	$159,800	$162,500	$165,500	$135,900
Comparable Estimate	$157,000 ($116.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-10	103.05-13-3	103.05-11-32	92.17-11-7	103.05-14-31	103.05-13-6
Owner	Elis, Lynne	Nelligan, Courtney L	Zimmer, Daniel J	Lukasiewicz, Joseph	Sengupta, Mrityunjoy	Sweet, Helen
Address	23 Harris Ct	7 Lucy Ln	46 Betty Lou Ln	35 Harris Ct	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 100	59 x 103	50 x 112	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.5
Bedrooms	4	3	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1008	977	768	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 425	0 120
SFLA	1644	1512	1495	1344	1692	1512
Att/Det Gar Sqft	400	400	462	440	468	440
Prior Land	$12,100					
Prior Total	$122,400					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,200	$15,800	$15,100
Sale Date		1/3/2020	1/17/2020	7/30/2019	5/21/2018	11/2/2018
Sale Price		$180,000	$140,000	$151,000	$152,000	$162,000
Time Adj Sale Price		$181,800	$141,400	$155,600	$167,100	$172,200
TADJSP/SQFT		$120.24	$94.58	$115.77	$98.76	$113.89
Total Adj Factors	$78,300	$87,700	$76,900	$67,900	$98,800	$72,200
Adjusted Sale Price		$172,400	$142,800	$166,000	$146,600	$178,300
Comparable Estimate	$161,000 ($97.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-21	103.05-1-38	102.08-5-28	103.05-14-39	92.17-9-28	103.05-11-12
Owner	Schmid, Paul	Gearhart, Scott J	Mohr, Miranda R	Deth, Jessica M	Breier, Eric D	Rychlicki, Richard
Address	26 Harris Ct	136 Nadine Dr	45 Nadine Dr	114 Joseph St	147 Harris Ct	45 Deborah Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 100	55 x 100	56 x 100	51 x 112	58 x 103
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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1959 / 0	1960 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1100	1100	1204	1020	1005
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 676	0 250	0 0	0 405	0 500	0 0
SFLA	1040	1100	1100	1204	1020	1005
Att/Det Gar Sqft	550	400	308	440	288	300
Prior Land	$13,300					
Prior Total	$100,100					
Comp Land Estimate	$16,000	$14,300	$15,100	$15,200	$15,400	$15,800
Sale Date		10/25/2019	9/23/2020	7/21/2020	8/29/2018	12/13/2019
Sale Price		$155,000	$147,016	$140,000	$140,000	$150,000
Time Adj Sale Price		$158,100	$147,000	$140,000	$151,300	$152,000
TADJSP/SQFT		$143.73	$133.64	$116.28	$148.33	$151.24
Total Adj Factors	$65,700	$67,000	$66,400	$74,900	$66,800	$62,700
Adjusted Sale Price		$156,800	$146,300	$130,800	$150,200	$155,000
Comparable Estimate	$148,000 ($142.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-9	103.05-13-3	92.17-11-7	103.05-11-32	103.05-13-6	92.17-10-1
Owner	Ratajczak, Lottie	Nelligan, Courtney L	Lukasiewicz, Joseph	Zimmer, Daniel J	Sweet, Helen	Tallman, Danielle M
Address	27 Harris Ct	7 Lucy Ln	35 Harris Ct	46 Betty Lou Ln	19 Lucy Ln	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	55 x 100	50 x 112	59 x 103	55 x 100	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1958 / 0	1962 / 0	1962 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	952	1008	768	977	1008	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 120	0 403
SFLA	1528	1512	1344	1495	1512	1234
Att/Det Gar Sqft	552	400	440	462	440	308
Prior Land	$13,300					
Prior Total	$118,000					
Comp Land Estimate	$16,000	$15,100	$15,200	$15,900	$15,100	$15,800
Sale Date		1/3/2020	7/30/2019	1/17/2020	11/2/2018	7/3/2019
Sale Price		$180,000	$151,000	$140,000	$162,000	$150,000
Time Adj Sale Price		$181,800	$155,600	$141,400	$172,200	$154,500
TADJSP/SQFT		$120.24	$115.77	$94.58	$113.89	$125.20
Total Adj Factors	$76,200	$87,700	$67,900	$76,900	$72,200	$66,100
Adjusted Sale Price		$170,300	$163,900	$140,700	$176,200	$164,600
Comparable Estimate	$163,000 ($106.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-22	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Lipp, David M	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	30 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1260	1234	1344	1326	1512	1495
Att/Det Gar Sqft	320	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$97,400					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$63,600	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$152,000	$151,300	$154,700	$157,700	$128,100
Comparable Estimate	$149,000 ($118.25/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-8	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Serwon , Gregory J	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	31 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	352	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$103,400					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$67,200	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$154,900	$155,600	$158,300	$161,300	$131,700
Comparable Estimate	$152,000 ($113.1/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-23	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	103.05-13-6
Owner	Wilemski, Elizabeth J	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Sweet, Helen
Address	34 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	55 x 100	60 x 100	59 x 103	50 x 112	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1962 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.5
Bedrooms	5	3	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1008	1048	977	768	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 425	0 0	0 0	0 120
SFLA	1784	1512	1692	1495	1344	1512
Att/Det Gar Sqft	308	400	468	462	440	440
Prior Land	$13,300					
Prior Total	$127,300					
Comp Land Estimate	$16,000	$15,100	$15,800	$15,900	$15,200	$15,100
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	11/2/2018
Sale Price		$180,000	$152,000	$140,000	$151,000	$162,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$172,200
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$113.89
Total Adj Factors	$83,500	$87,700	$98,800	$76,900	$67,900	$72,200
Adjusted Sale Price		$177,600	$151,800	$148,000	$171,200	$183,500
Comparable Estimate	$166,000 ($93.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-7	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Lukasiewicz, Joseph	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	35 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	440	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$104,200					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$67,900	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$155,600	$156,300	$159,000	$162,000	$132,400
Comparable Estimate	$153,000 ($113.84/SFLA)					

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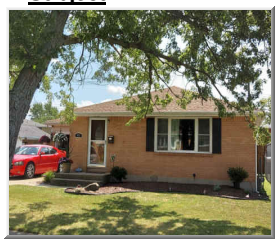
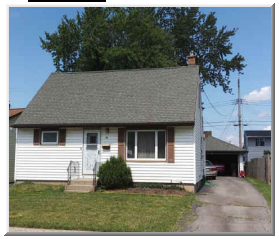
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-24	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Conner, Paul R	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	38 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	904	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1320	1344	1234	1326	1512	1495
Att/Det Gar Sqft	400	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$101,900					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$66,600	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$154,300	$155,000	$157,700	$160,700	$131,100
Comparable Estimate	$152,000 ($115.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-6	103.05-13-3	92.17-11-7	103.05-11-32	103.05-14-31	103.05-13-6
Owner	Haberl, Darlene S	Nelligan, Courtney L	Lukasiewicz, Joseph	Zimmer, Daniel J	Sengupta, Mrityunjoy	Sweet, Helen
Address	39 Harris Ct	7 Lucy Ln	35 Harris Ct	46 Betty Lou Ln	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 100	50 x 112	59 x 103	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1958 / 0	1962 / 0	1959 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.5
Bedrooms	4	3	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1068	1008	768	977	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 425	0 120
SFLA	1644	1512	1344	1495	1692	1512
Att/Det Gar Sqft	440	400	440	462	468	440
Prior Land	$12,100					
Prior Total	$119,900					
Comp Land Estimate	$15,000	$15,100	$15,200	$15,900	$15,800	$15,100
Sale Date		1/3/2020	7/30/2019	1/17/2020	5/21/2018	11/2/2018
Sale Price		$180,000	$151,000	$140,000	$152,000	$162,000
Time Adj Sale Price		$181,800	$155,600	$141,400	$167,100	$172,200
TADJSP/SQFT		$120.24	$115.77	$94.58	$98.76	$113.89
Total Adj Factors	$78,700	$87,700	$67,900	$76,900	$98,800	$72,200
Adjusted Sale Price		$172,800	$166,400	$143,200	$147,000	$178,700
Comparable Estimate	$162,000 ($98.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-25	103.05-1-38	102.08-5-28	103.05-11-12	92.17-9-28	103.05-14-39
Owner	Gordon, Amy L	Gearhart, Scott J	Mohr, Miranda R	Rychlicki, Richard	Breier, Eric D	Deth, Jessica M
Address	42 Harris Ct	136 Nadine Dr	45 Nadine Dr	45 Deborah Ln	147 Harris Ct	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 100	55 x 100	58 x 103	51 x 112	56 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	1959 / 0	1960 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	1100	1100	1005	1020	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 644	0 250	0 0	0 0	0 500	0 405
SFLA	952	1100	1100	1005	1020	1204
Att/Det Gar Sqft	322	400	308	300	288	440
Prior Land	$13,300					
Prior Total	$92,400					
Comp Land Estimate	$16,000	$14,300	$15,100	$15,800	$15,400	$15,200
Sale Date		10/25/2019	9/23/2020	12/13/2019	8/29/2018	7/21/2020
Sale Price		$155,000	$147,016	$150,000	$140,000	$140,000
Time Adj Sale Price		$158,100	$147,000	$152,000	$151,300	$140,000
TADJSP/SQFT		$143.73	$133.64	$151.24	$148.33	$116.28
Total Adj Factors	$61,200	$67,000	$66,400	$62,700	$66,800	$74,900
Adjusted Sale Price		$152,300	$141,800	$150,500	$145,700	$126,300
Comparable Estimate	$143,000 ($150.21/SFLA)					

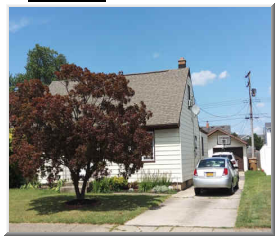
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-5	103.05-14-39	103.05-1-41	103.05-1-38	102.08-5-28	92.17-12-4
Owner	Brzezicki Thomas W	Deth, Jessica M	Vacanti, Scott	Gearhart, Scott J	Mohr, Miranda R	Johnson, Corey W
Address	43 Harris Ct	114 Joseph St	124 Nadine Dr	136 Nadine Dr	45 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	56 x 100	55 x 100	50 x 100	55 x 100	75 x 81
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1953 / 0	1960 / 0	1959 / 0	1960 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1204	1280	1100	1100	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 405	0 175	0 250	0 0	0 0
SFLA	1160	1204	1280	1100	1100	1316
Att/Det Gar Sqft	308	440	440	400	308	294
Prior Land	$13,300					
Prior Total	$114,600					
Comp Land Estimate	$16,000	$15,200	$15,100	$14,300	$15,100	$15,700
Sale Date		7/21/2020	5/1/2020	10/25/2019	9/23/2020	6/15/2020
Sale Price		$140,000	$155,000	$155,000	$147,016	$140,000
Time Adj Sale Price		$140,000	$155,500	$158,100	$147,000	$140,200
TADJSP/SQFT		$116.28	$121.48	$143.73	$133.64	$106.53
Total Adj Factors	$74,900	$74,900	$75,900	$67,000	$66,400	$73,900
Adjusted Sale Price		$140,000	$154,500	$166,000	$155,500	$141,200
Comparable Estimate	$151,000 ($130.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-26	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Matiacio, Marc A	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	46 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	440	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$103,100					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$67,900	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$155,600	$156,300	$159,000	$162,000	$132,400
Comparable Estimate	$153,000 ($113.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-4	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Mahn, Christopher J	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	47 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
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	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	308	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$117,500					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$77,000	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$164,700	$165,400	$168,100	$171,100	$141,500
Comparable Estimate	$162,000 ($120.54/SFLA)					

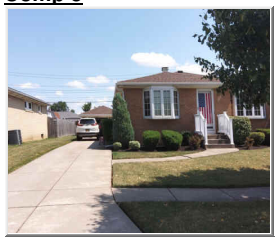
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-27	103.05-1-38	102.08-5-28	103.05-11-12	92.17-9-28	103.05-14-39
Owner	Bernacki, Gerald E	Gearhart, Scott J	Mohr, Miranda R	Rychlicki, Richard	Breier, Eric D	Deth, Jessica M
Address	50 Harris Ct	136 Nadine Dr	45 Nadine Dr	45 Deborah Ln	147 Harris Ct	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 112	50 x 100	55 x 100	58 x 103	51 x 112	56 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	1959 / 0	1960 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	1100	1100	1005	1020	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 714	0 250	0 0	0 0	0 500	0 405
SFLA	952	1100	1100	1005	1020	1204
Att/Det Gar Sqft	336	400	308	300	288	440
Prior Land	$13,300					
Prior Total	$92,500					
Comp Land Estimate	$16,000	$14,300	$15,100	$15,800	$15,400	$15,200
Sale Date		10/25/2019	9/23/2020	12/13/2019	8/29/2018	7/21/2020
Sale Price		$155,000	$147,016	$150,000	$140,000	$140,000
Time Adj Sale Price		$158,100	$147,000	$152,000	$151,300	$140,000
TADJSP/SQFT		$143.73	$133.64	$151.24	$148.33	$116.28
Total Adj Factors	$61,500	$67,000	$66,400	$62,700	$66,800	$74,900
Adjusted Sale Price		$152,600	$142,100	$150,800	$146,000	$126,600
Comparable Estimate	$144,000 ($151.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-3	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Teti, Paul V	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	51 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1152	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$90,600					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$59,300	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$147,700	$147,000	$150,400	$153,400	$123,800
Comparable Estimate	$144,000 ($125/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-28	92.17-11-7	92.17-10-1	103.05-13-3	102.08-5-17	103.05-11-32
Owner	McNeela, Ryan P	Lukasiewicz, Joseph	Tallman, Danielle M	Nelligan, Courtney L	Foster, Shane T	Zimmer, Daniel J
Address	54 Harris Ct	35 Harris Ct	114 Harris Ct	7 Lucy Ln	223 Santin Dr	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	55 x 100	57 x 102	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1959 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.7	1.7
Bedrooms	4	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	768	823	1008	884	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 377	0 0	0 0
SFLA	1404	1344	1234	1512	1326	1495
Att/Det Gar Sqft	352	440	308	400	273	462
Prior Land	$12,100					
Prior Total	$98,000					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,100	$15,500	$15,900
Sale Date		7/30/2019	7/3/2019	1/3/2020	12/23/2019	1/17/2020
Sale Price		$151,000	$150,000	$180,000	$155,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$181,800	$157,100	$141,400
TADJSP/SQFT		$115.77	$125.20	$120.24	$118.48	$94.58
Total Adj Factors	$69,200	$67,900	$66,100	$87,700	$66,000	$76,900
Adjusted Sale Price		$156,900	$157,600	$163,300	$160,300	$133,700
Comparable Estimate	$154,000 ($109.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-2	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Sharpe, Martin	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	55 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	576	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$104,900					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$70,300	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$158,000	$158,700	$161,400	$164,400	$134,800
Comparable Estimate	$155,000 ($115.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-29	92.17-11-7	103.05-13-3	92.17-10-1	102.08-5-17	103.05-11-32
Owner	Huels, Paul Michael	Lukasiewicz, Joseph	Nelligan, Courtney L	Tallman, Danielle M	Foster, Shane T	Zimmer, Daniel J
Address	58 Harris Ct	35 Harris Ct	7 Lucy Ln	114 Harris Ct	223 Santin Dr	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	55 x 100	60 x 100	57 x 102	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1959 / 0	1958 / 0	1962 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1024	768	1008	823	884	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 403	0 0	0 0
SFLA	1408	1344	1512	1234	1326	1495
Att/Det Gar Sqft	280	440	400	308	273	462
Prior Land	$12,100					
Prior Total	$110,900					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,800	$15,500	$15,900
Sale Date		7/30/2019	1/3/2020	7/3/2019	12/23/2019	1/17/2020
Sale Price		$151,000	$180,000	$150,000	$155,000	$140,000
Time Adj Sale Price		$155,600	$181,800	$154,500	$157,100	$141,400
TADJSP/SQFT		$115.77	$120.24	$125.20	$118.48	$94.58
Total Adj Factors	$68,600	$67,900	$87,700	$66,100	$66,000	$76,900
Adjusted Sale Price		$156,300	$162,700	$157,000	$159,700	$133,100
Comparable Estimate	$154,000 ($109.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-11-1	92.17-12-4	103.05-1-41	103.05-3-10	103.05-14-39	103.05-13-29
Owner	Gollegly, Aaron J	Johnson, Corey W	Vacanti, Scott	Schanne, Jonathan M	Deth, Jessica M	Rogers, Cynthia L
Address	61 Harris Ct	125 Santin Dr	124 Nadine Dr	27 Santin Dr	114 Joseph St	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 112	75 x 81	55 x 100	60 x 110	56 x 100	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1962 / 0	1959 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1354	1316	1280	1288	1204	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 175	0 600	0 405	0 0
SFLA	1354	1316	1280	1288	1204	1382
Att/Det Gar Sqft	572	294	440	720	440	352
Prior Land	$13,400					
Prior Total	$139,855					
Comp Land Estimate	$18,000	$15,700	$15,100	$16,700	$15,200	$16,100
Sale Date		6/15/2020	5/1/2020	12/30/2019	7/21/2020	8/5/2020
Sale Price		$140,000	$155,000	$187,500	$140,000	$179,800
Time Adj Sale Price		$140,200	$155,500	$190,000	$140,000	$179,800
TADJSP/SQFT		$106.53	$121.48	$147.52	$116.28	$130.10
Total Adj Factors	$81,400	$73,900	$75,900	$80,600	$74,900	$81,700
Adjusted Sale Price		$147,700	$161,000	$190,800	$146,500	$179,500
Comparable Estimate	$165,000 ($121.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-30	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Fulgham, Gregory	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	62 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 403	0 0	0 0	0 377	0 0
SFLA	1152	1234	1344	1326	1512	1495
Att/Det Gar Sqft	440	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$91,500					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$62,600	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$151,000	$150,300	$153,700	$156,700	$127,100
Comparable Estimate	$148,000 ($128.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-31	102.08-5-28	103.05-1-38	103.05-11-12	92.17-9-28	103.05-14-39
Owner	Gesicki Martin B	Mohr, Miranda R	Gearhart, Scott J	Rychlicki, Richard	Breier, Eric D	Deth, Jessica M
Address	66 Harris Ct	45 Nadine Dr	136 Nadine Dr	45 Deborah Ln	147 Harris Ct	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 112	55 x 100	50 x 100	58 x 103	51 x 112	56 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	1959 / 0	1959 / 0	1960 / 0	1962 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	1100	1100	1005	1020	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 952	0 0	0 250	0 0	0 500	0 405
SFLA	952	1100	1100	1005	1020	1204
Att/Det Gar Sqft	528	308	400	300	288	440
Prior Land	$14,500					
Prior Total	$95,100					
Comp Land Estimate	$17,000	$15,100	$14,300	$15,800	$15,400	$15,200
Sale Date		9/23/2020	10/25/2019	12/13/2019	8/29/2018	7/21/2020
Sale Price		$147,016	$155,000	$150,000	$140,000	$140,000
Time Adj Sale Price		$147,000	$158,100	$152,000	$151,300	$140,000
TADJSP/SQFT		$133.64	$143.73	$151.24	$148.33	$116.28
Total Adj Factors	$64,400	$66,400	$67,000	$62,700	$66,800	$74,900
Adjusted Sale Price		$145,000	$155,500	$153,700	$148,900	$129,500
Comparable Estimate	$147,000 ($154.41/SFLA)					

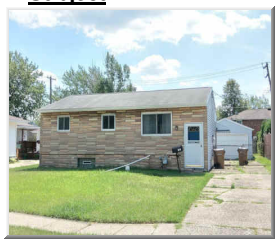
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-8	92.17-11-16	103.05-2-50	103.05-2-45	103.09-2-16	103.09-4-12
Owner	Beach, Christopher D	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider	Huefner, Andrew J	Davis, Berlencia M
Address	67 Harris Ct	688 Dick Rd	1302 George Urban Blv	1322 George Urban Blv	238 Creek Dr	111 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 112	50 x 86	50 x 100	50 x 100	52 x 105	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1960 / 0	1961 / 0	1967 / 0	1967 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	6	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1140	1232	1232	1280	1161
2nd Sty Area	1044	1140	1232	1232	1306	1161
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 616	0 0	0 0	0 0
SFLA	2060	2280	2464	2464	2586	2322
Att/Det Gar Sqft		440	528	484	484	480
Prior Land	$13,900					
Prior Total	$104,200					
Comp Land Estimate	$17,000	$13,300	$14,300	$14,300	$15,000	$14,700
Sale Date		4/15/2020	8/19/2019	3/15/2019	3/2/2020	1/26/2018
Sale Price		$235,000	$205,000	$170,050	$185,000	$136,111
Time Adj Sale Price		$236,200	$210,500	$177,500	$186,200	$153,000
TADJSP/SQFT		$103.60	$85.43	$72.04	$72.00	$65.89
Total Adj Factors	$62,500	$103,900	$99,400	$97,800	$113,600	$87,800
Adjusted Sale Price		$194,800	$173,600	$142,200	$135,100	$127,700
Comparable Estimate	$155,000 ($75.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-32	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Jankowski, Morgan R	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	70 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	352	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$100,900					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$68,800	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$156,500	$157,200	$159,900	$162,900	$133,300
Comparable Estimate	$154,000 ($114.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-9	103.09-13-20	102.08-8-36	103.09-11-12	102.12-4-18	92.17-12-32
Owner	Miller, Brian J	Isch, Joseph S	Hager, Elizabeth J	Forgie, Jeffrey M Jr	Karakus, Kenan	Che, Kenneth
Address	73 Harris Ct	176 Zoerb Ave	38 Ellsworth Dr	16 Bahama Ln	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 112	120 x 117	61 x 128	55 x 128	50 x 110	65 x 90
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1963 / 0	1960 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	930	780	1021	970	949	1215
2nd Sty Area	576	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 320	0 390	0 0	0 0
SFLA	1506	1620	1861	1810	1999	2310
Att/Det Gar Sqft	320	330	441	300	350	
Prior Land	$13,900					
Prior Total	$126,100					
Comp Land Estimate	$17,000	$23,000	$18,100	$17,100	$15,100	$15,600
Sale Date		1/9/2019	9/14/2018	12/14/2018	3/21/2019	4/5/2018
Sale Price		$179,000	$185,000	$177,000	$166,500	$205,000
Time Adj Sale Price		$188,000	$198,900	$187,000	$173,800	$226,600
TADJSP/SQFT		$116.05	$106.88	$103.31	$86.94	$98.10
Total Adj Factors	$73,700	$86,700	$93,400	$98,800	$104,200	$123,700
Adjusted Sale Price		$175,000	$179,200	$161,900	$143,300	$176,600
Comparable Estimate	$167,000 ($110.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-33	103.05-14-39	102.08-5-28	103.05-1-38	103.05-1-41	92.17-12-4
Owner	TJF Property Holdings I	Deth, Jessica M	Mohr, Miranda R	Gearhart, Scott J	Vacanti, Scott	Johnson, Corey W
Address	74 Harris Ct	114 Joseph St	45 Nadine Dr	136 Nadine Dr	124 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	56 x 100	55 x 100	50 x 100	55 x 100	75 x 81
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	1958 / 0	1960 / 0	1959 / 0	1960 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1132	1204	1100	1100	1280	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 405	0 0	0 250	0 175	0 0
SFLA	1132	1204	1100	1100	1280	1316
Att/Det Gar Sqft	308	440	308	400	440	294
Prior Land	$12,100					
Prior Total	$102,800					
Comp Land Estimate	$15,000	$15,200	$15,100	$14,300	$15,100	$15,700
Sale Date		7/21/2020	9/23/2020	10/25/2019	5/1/2020	6/15/2020
Sale Price		$140,000	$147,016	$155,000	$155,000	$140,000
Time Adj Sale Price		$140,000	$147,000	$158,100	$155,500	$140,200
TADJSP/SQFT		$116.28	$133.64	$143.73	$121.48	$106.53
Total Adj Factors	$68,200	$74,900	$66,400	$67,000	$75,900	$73,900
Adjusted Sale Price		$133,300	$148,800	$159,300	$147,800	$134,500
Comparable Estimate	$145,000 ($128.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-10	102.08-5-28	103.05-1-38	103.05-11-12	103.05-14-39	92.17-9-28
Owner	Schiess, Joyce	Mohr, Miranda R	Gearhart, Scott J	Rychlicki, Richard	Deth, Jessica M	Breier, Eric D
Address	77 Harris Ct	45 Nadine Dr	136 Nadine Dr	45 Deborah Ln	114 Joseph St	147 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 100	50 x 100	58 x 103	56 x 100	51 x 112
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	1960 / 0	1959 / 0	1960 / 0	1962 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	1100	1100	1005	1204	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 405	0 500
SFLA	816	1100	1100	1005	1204	1020
Att/Det Gar Sqft	280	308	400	300	440	288
Prior Land	$12,100					
Prior Total	$72,500					
Comp Land Estimate	$15,000	$15,100	$14,300	$15,800	$15,200	$15,400
Sale Date		9/23/2020	10/25/2019	12/13/2019	7/21/2020	8/29/2018
Sale Price		$147,016	$155,000	$150,000	$140,000	$140,000
Time Adj Sale Price		$147,000	$158,100	$152,000	$140,000	$151,300
TADJSP/SQFT		$133.64	$143.73	$151.24	$116.28	$148.33
Total Adj Factors	$47,100	$66,400	$67,000	$62,700	$74,900	$66,800
Adjusted Sale Price		$127,700	$138,200	$136,400	$112,200	$131,600
Comparable Estimate	$129,000 ($158.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-34	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Frazer, Heather	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	78 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 403	0 0	0 0	0 377	0 0
SFLA	1209	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$90,500					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$61,200	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$149,600	$148,900	$152,300	$155,300	$125,700
Comparable Estimate	$146,000 ($120.76/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-11	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Dailey, Ralph	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	81 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1248	1234	1344	1326	1512	1495
Att/Det Gar Sqft	352	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$93,300					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$62,300	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$150,700	$150,000	$153,400	$156,400	$126,800
Comparable Estimate	$147,000 ($117.79/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-12	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	NDO Housing LLC	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	85 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 121	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	528	440	308	273	400	462
Prior Land	$13,000					
Prior Total	$102,100					
Comp Land Estimate	$16,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$69,000	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$156,700	$157,400	$160,100	$163,100	$133,500
Comparable Estimate	$154,000 ($114.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-35	103.05-14-39	102.08-5-28	103.05-1-38	92.17-12-4	103.05-1-41
Owner	Thompson, Mark P	Deth, Jessica M	Mohr, Miranda R	Gearhart, Scott J	Johnson, Corey W	Vacanti, Scott
Address	88 Harris Ct	114 Joseph St	45 Nadine Dr	136 Nadine Dr	125 Santin Dr	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	56 x 100	55 x 100	50 x 100	75 x 81	55 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	1962 / 0	1960 / 0	1959 / 0	1960 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1136	1204	1100	1100	1316	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 0	0 250	0 0	0 175
SFLA	1136	1204	1100	1100	1316	1280
Att/Det Gar Sqft	440	440	308	400	294	440
Prior Land	$13,000					
Prior Total	$102,800					
Comp Land Estimate	$16,000	$15,200	$15,100	$14,300	$15,700	$15,100
Sale Date		7/21/2020	9/23/2020	10/25/2019	6/15/2020	5/1/2020
Sale Price		$140,000	$147,016	$155,000	$140,000	$155,000
Time Adj Sale Price		$140,000	$147,000	$158,100	$140,200	$155,500
TADJSP/SQFT		$116.28	$133.64	$143.73	$106.53	$121.48
Total Adj Factors	$68,800	$74,900	$66,400	$67,000	$73,900	$75,900
Adjusted Sale Price		$133,900	$149,400	$159,900	$135,100	$148,400
Comparable Estimate	$145,000 ($127.64/SFLA)					

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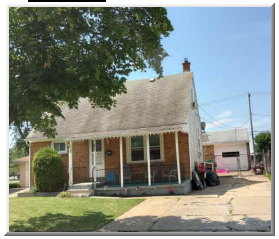
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-13	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	103.05-13-6
Owner	Bommer, Constance C	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Sweet, Helen
Address	89 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 150	55 x 100	60 x 100	59 x 103	50 x 112	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1962 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.5
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1008	1048	977	768	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 425	0 0	0 0	0 120
SFLA	1872	1512	1692	1495	1344	1512
Att/Det Gar Sqft	220	400	468	462	440	440
Prior Land	$15,900					
Prior Total	$135,000					
Comp Land Estimate	$19,000	$15,100	$15,800	$15,900	$15,200	$15,100
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	11/2/2018
Sale Price		$180,000	$152,000	$140,000	$151,000	$162,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$172,200
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$113.89
Total Adj Factors	$88,000	$87,700	$98,800	$76,900	$67,900	$72,200
Adjusted Sale Price		$182,100	$156,300	$152,500	$175,700	$188,000
Comparable Estimate	$171,000 ($91.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-14	102.08-5-28	103.05-1-38	103.05-14-39	103.05-11-12	103.05-14-46
Owner	Panek, Dennis G	Mohr, Miranda R	Gearhart, Scott J	Deth, Jessica M	Rychlicki, Richard	Nordin, Courtney
Address	93 Harris Ct	45 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Deborah Ln	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	69 x 144	55 x 100	50 x 100	56 x 100	58 x 103	50 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	1960 / 0	1959 / 0	1960 / 0	1960 / 0	1962 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1100	1100	1204	1005	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 405	0 0	0 0
SFLA	1040	1100	1100	1204	1005	1108
Att/Det Gar Sqft	440	308	400	440	300	352
Prior Land	$16,900					
Prior Total	$105,100					
Comp Land Estimate	$20,000	$15,100	$14,300	$15,200	$15,800	$14,300
Sale Date		9/23/2020	10/25/2019	7/21/2020	12/13/2019	12/5/2019
Sale Price		$147,016	$155,000	$140,000	$150,000	$162,500
Time Adj Sale Price		$147,000	$158,100	$140,000	$152,000	$164,700
TADJSP/SQFT		$133.64	$143.73	$116.28	$151.24	$148.65
Total Adj Factors	$67,400	$66,400	$67,000	$74,900	$62,700	$66,300
Adjusted Sale Price		$148,000	$158,500	$132,500	$156,700	$165,800
Comparable Estimate	$152,000 ($146.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-15	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Singh, Daya	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	97 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 528	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	528	440	308	273	400	462
Prior Land	$12,500					
Prior Total	$84,900					
Comp Land Estimate	$16,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$63,800	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$151,500	$152,200	$154,900	$157,900	$128,300
Comparable Estimate	$149,000 ($110.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-16	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Priester, Michael	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	101 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	320	440	308	273	400	462
Prior Land	$12,400					
Prior Total	$99,400					
Comp Land Estimate	$16,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$66,900	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$154,600	$155,300	$158,000	$161,000	$131,400
Comparable Estimate	$152,000 ($113.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-17	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Kempa, Alfred A	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	105 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 99	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	866	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 403	0 0	0 0	0 377	0 0
SFLA	1314	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$11,500					
Prior Total	$99,100					
Comp Land Estimate	$14,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$67,700	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$156,100	$155,400	$158,800	$161,800	$132,200
Comparable Estimate	$153,000 ($116.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-18.1	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Koscielniak, Rosalie V	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	109 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 125	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1204	1234	1344	1326	1512	1495
Att/Det Gar Sqft	352	308	440	273	400	462
Prior Land	$13,000					
Prior Total	$89,000					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$61,400	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$149,800	$149,100	$152,500	$155,500	$125,900
Comparable Estimate	$147,000 ($122.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-19	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	92.17-10-1
Owner	Hamerski, Sharon E	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M
Address	113 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 118	55 x 100	60 x 100	59 x 103	50 x 112	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7	1.7
Bedrooms	4	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1280	1008	1048	977	768	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 425	0 0	0 0	0 403
SFLA	1696	1512	1692	1495	1344	1234
Att/Det Gar Sqft	440	400	468	462	440	308
Prior Land	$14,000					
Prior Total	$122,400					
Comp Land Estimate	$17,000	$15,100	$15,800	$15,900	$15,200	$15,800
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	7/3/2019
Sale Price		$180,000	$152,000	$140,000	$151,000	$150,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$154,500
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$125.20
Total Adj Factors	$82,500	$87,700	$98,800	$76,900	$67,900	$66,100
Adjusted Sale Price		$176,600	$150,800	$147,000	$170,200	$170,900
Comparable Estimate	$163,000 ($96.11/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-1	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Tallman, Danielle M	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	114 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 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	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 403	0 0	0 0	0 377	0 0
SFLA	1234	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$13,000					
Prior Total	$96,000					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$66,100	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$154,500	$153,800	$157,200	$160,200	$130,600
Comparable Estimate	$151,000 ($122.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-20	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Banach, Sandra	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	117 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 173	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
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	1950 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	866	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1282	1234	1344	1326	1512	1495
Att/Det Gar Sqft	352	308	440	273	400	462
Prior Land	$15,400					
Prior Total	$95,800					
Comp Land Estimate	$19,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$65,000	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$153,400	$152,700	$156,100	$159,100	$129,500
Comparable Estimate	$150,000 ($117/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-21	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Grace, Autumn L	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	121 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 121	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	866	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 403	0 0	0 0	0 377	0 0
SFLA	1282	1234	1344	1326	1512	1495
Att/Det Gar Sqft	440	308	440	273	400	462
Prior Land	$13,300					
Prior Total	$99,600					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$67,400	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$155,800	$155,100	$158,500	$161,500	$131,900
Comparable Estimate	$153,000 ($119.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-2	92.17-11-7	103.05-13-3	92.17-10-1	103.05-11-32	102.08-5-17
Owner	Ganze, Allison E	Lukasiewicz, Joseph	Nelligan, Courtney L	Tallman, Danielle M	Zimmer, Daniel J	Foster, Shane T
Address	124 Harris Ct	35 Harris Ct	7 Lucy Ln	114 Harris Ct	46 Betty Lou Ln	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	55 x 100	60 x 100	59 x 103	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	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	823	768	1008	823	977	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 403	0 0	0 0
SFLA	1440	1344	1512	1234	1495	1326
Att/Det Gar Sqft	440	440	400	308	462	273
Prior Land	$12,100					
Prior Total	$107,100					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,800	$15,900	$15,500
Sale Date		7/30/2019	1/3/2020	7/3/2019	1/17/2020	12/23/2019
Sale Price		$151,000	$180,000	$150,000	$140,000	$155,000
Time Adj Sale Price		$155,600	$181,800	$154,500	$141,400	$157,100
TADJSP/SQFT		$115.77	$120.24	$125.20	$94.58	$118.48
Total Adj Factors	$74,200	$67,900	$87,700	$66,100	$76,900	$66,000
Adjusted Sale Price		$161,900	$168,300	$162,600	$138,700	$165,300
Comparable Estimate	$159,000 ($110.42/SFLA)					

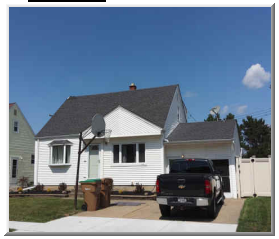
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-22	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Nowak, Susan	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	125 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
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	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.7
Bedrooms	2	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	809	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 403	0 0	0 377	0 0
SFLA	1367	1344	1234	1326	1512	1495
Att/Det Gar Sqft		440	308	273	400	462
Prior Land	$12,100					
Prior Total	$92,000					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$62,400	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$150,100	$150,800	$153,500	$156,500	$126,900
Comparable Estimate	$148,000 ($108.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-23	103.05-13-3	103.05-11-32	92.17-11-7	92.17-10-1	102.08-5-17
Owner	Pankiewicz, Scott J	Nelligan, Courtney L	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T
Address	129 Harris Ct	7 Lucy Ln	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 100	59 x 103	50 x 112	60 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.7	1.7
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	868	1008	977	768	823	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 377	0 0	0 0	0 403	0 0
SFLA	1492	1512	1495	1344	1234	1326
Att/Det Gar Sqft	440	400	462	440	308	273
Prior Land	$12,100					
Prior Total	$109,600					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,200	$15,800	$15,500
Sale Date		1/3/2020	1/17/2020	7/30/2019	7/3/2019	12/23/2019
Sale Price		$180,000	$140,000	$151,000	$150,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$155,600	$154,500	$157,100
TADJSP/SQFT		$120.24	$94.58	$115.77	$125.20	$118.48
Total Adj Factors	$75,600	$87,700	$76,900	$67,900	$66,100	$66,000
Adjusted Sale Price		$169,700	$140,100	$163,300	$164,000	$166,700
Comparable Estimate	$161,000 ($107.91/SFLA)					

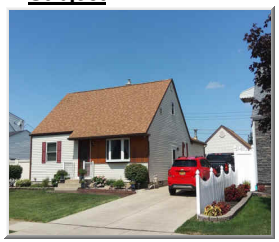
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-3	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Hottum, Mary Ann	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	130 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	352	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$88,400					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$61,500	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$149,900	$149,200	$152,600	$155,600	$126,000
Comparable Estimate	$147,000 ($119.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-24	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Gorzynski, Florence	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	133 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	2	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	840	1234	1344	1326	1512	1495
Att/Det Gar Sqft	440	308	440	273	400	462
Prior Land	$12,100					
Prior Total	$63,700					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$48,400	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$136,800	$136,100	$139,500	$142,500	$112,900
Comparable Estimate	$134,000 ($159.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-4	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	92.17-10-1
Owner	Kriger, Rachel M	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M
Address	136 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 100	60 x 100	59 x 103	50 x 112	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.7
Bedrooms	4	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1157	1008	1048	977	768	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 377	0 425	0 0	0 0	0 403
SFLA	1761	1512	1692	1495	1344	1234
Att/Det Gar Sqft	308	400	468	462	440	308
Prior Land	$12,100					
Prior Total	$116,000					
Comp Land Estimate	$15,000	$15,100	$15,800	$15,900	$15,200	$15,800
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	7/3/2019
Sale Price		$180,000	$152,000	$140,000	$151,000	$150,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$154,500
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$125.20
Total Adj Factors	$82,300	$87,700	$98,800	$76,900	$67,900	$66,100
Adjusted Sale Price		$176,400	$150,600	$146,800	$170,000	$170,700
Comparable Estimate	$163,000 ($92.56/SFLA)					

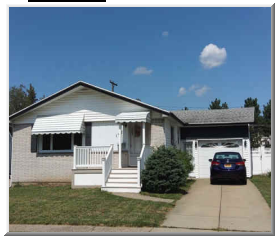
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-25	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	92.17-10-1
Owner	Beang, Marc	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M
Address	137 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	55 x 100	60 x 100	59 x 103	50 x 112	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.7
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1276	1008	1048	977	768	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 364	0 377	0 425	0 0	0 0	0 403
SFLA	1881	1512	1692	1495	1344	1234
Att/Det Gar Sqft	312	400	468	462	440	308
Prior Land	$12,100					
Prior Total	$131,400					
Comp Land Estimate	$15,000	$15,100	$15,800	$15,900	$15,200	$15,800
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	7/3/2019
Sale Price		$180,000	$152,000	$140,000	$151,000	$150,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$154,500
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$125.20
Total Adj Factors	$89,100	$87,700	$98,800	$76,900	$67,900	$66,100
Adjusted Sale Price		$183,200	$157,400	$153,600	$176,800	$177,500
Comparable Estimate	$170,000 ($90.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-5	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Reidy, William J	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	140 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
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	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	528	308	440	273	400	462
Prior Land	$14,500					
Prior Total	$91,500					
Comp Land Estimate	$17,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$63,300	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$151,700	$151,000	$154,400	$157,400	$127,800
Comparable Estimate	$148,000 ($120.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-26	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	92.17-10-1
Owner	Szczepanowski, Raymo	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M
Address	141 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 112	55 x 100	60 x 100	59 x 103	50 x 112	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.7
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1139	1008	1048	977	768	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 425	0 0	0 0	0 403
SFLA	1763	1512	1692	1495	1344	1234
Att/Det Gar Sqft	384	400	468	462	440	308
Prior Land	$13,900					
Prior Total	$124,900					
Comp Land Estimate	$17,000	$15,100	$15,800	$15,900	$15,200	$15,800
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	7/3/2019
Sale Price		$180,000	$152,000	$140,000	$151,000	$150,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$154,500
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$125.20
Total Adj Factors	$83,100	$87,700	$98,800	$76,900	$67,900	$66,100
Adjusted Sale Price		$177,200	$151,400	$147,600	$170,800	$171,500
Comparable Estimate	$164,000 ($93.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-6	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Pyc, Carol J	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	144 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	312	308	440	273	400	462
Prior Land	$12,300					
Prior Total	$91,600					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$62,700	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$151,100	$150,400	$153,800	$156,800	$127,200
Comparable Estimate	$148,000 ($120.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-27	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Heintz, David P	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	145 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1344	1344	1234	1326	1512	1495
Att/Det Gar Sqft	320	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$98,200					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$74,200	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$161,900	$162,600	$165,300	$168,300	$138,700
Comparable Estimate	$159,000 ($118.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-28	92.17-9-28	102.08-5-28	103.05-1-38	103.05-14-39	103.05-11-12
Owner	Breier, Eric D	Breier, Eric D	Mohr, Miranda R	Gearhart, Scott J	Deth, Jessica M	Rychlicki, Richard
Address	147 Harris Ct	147 Harris Ct	45 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Deborah Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	51 x 112	55 x 100	50 x 100	56 x 100	58 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	1020	1100	1100	1204	1005
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 500	0 0	0 250	0 405	0 0
SFLA	1020	1020	1100	1100	1204	1005
Att/Det Gar Sqft	288	288	308	400	440	300
Prior Land	$12,300					
Prior Total	$98,200					
Comp Land Estimate	$15,000	$15,400	$15,100	$14,300	$15,200	$15,800
Sale Date		8/29/2018	9/23/2020	10/25/2019	7/21/2020	12/13/2019
Sale Price		$140,000	$147,016	$155,000	$140,000	$150,000
Time Adj Sale Price		$151,300	$147,000	$158,100	$140,000	$152,000
TADJSP/SQFT		$148.33	$133.64	$143.73	$116.28	$151.24
Total Adj Factors	$66,800	$66,800	$66,400	$67,000	$74,900	$62,700
Adjusted Sale Price		$151,300	$147,400	$157,900	$131,900	$156,100
Comparable Estimate	$149,000 ($146.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-7	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	92.17-10-1
Owner	Lalewicz Jay P	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M
Address	148 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	55 x 100	60 x 100	59 x 103	50 x 112	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.7
Bedrooms	4	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1075	1008	1048	977	768	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 377	0 425	0 0	0 0	0 403
SFLA	1691	1512	1692	1495	1344	1234
Att/Det Gar Sqft	308	400	468	462	440	308
Prior Land	$12,300					
Prior Total	$120,700					
Comp Land Estimate	$15,000	$15,100	$15,800	$15,900	$15,200	$15,800
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	7/3/2019
Sale Price		$180,000	$152,000	$140,000	$151,000	$150,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$154,500
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$125.20
Total Adj Factors	$80,400	$87,700	$98,800	$76,900	$67,900	$66,100
Adjusted Sale Price		$174,500	$148,700	$144,900	$168,100	$168,800
Comparable Estimate	$161,000 ($95.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-29	92.17-9-28	102.08-5-28	103.05-1-38	103.05-11-12	103.05-14-39
Owner	Guarnieri John T	Breier, Eric D	Mohr, Miranda R	Gearhart, Scott J	Rychlicki, Richard	Deth, Jessica M
Address	151 Harris Ct	147 Harris Ct	45 Nadine Dr	136 Nadine Dr	45 Deborah Ln	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	49 x 112	51 x 112	55 x 100	50 x 100	58 x 103	56 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	1959 / 0	1959 / 0	1959 / 0	1960 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	1020	1100	1100	1005	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 250	0 0	0 405
SFLA	864	1020	1100	1100	1005	1204
Att/Det Gar Sqft	280	288	308	400	300	440
Prior Land	$11,800					
Prior Total	$82,700					
Comp Land Estimate	$15,000	$15,400	$15,100	$14,300	$15,800	$15,200
Sale Date		8/29/2018	9/23/2020	10/25/2019	12/13/2019	7/21/2020
Sale Price		$140,000	$147,016	$155,000	$150,000	$140,000
Time Adj Sale Price		$151,300	$147,000	$158,100	$152,000	$140,000
TADJSP/SQFT		$148.33	$133.64	$143.73	$151.24	$116.28
Total Adj Factors	$55,100	$66,800	$66,400	$67,000	$62,700	$74,900
Adjusted Sale Price		$139,600	$135,700	$146,200	$144,400	$120,200
Comparable Estimate	$137,000 ($158.56/SFLA)					

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

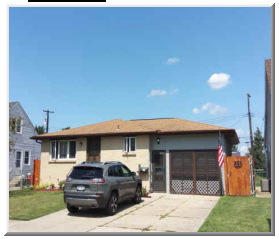
Roll Year: 2021

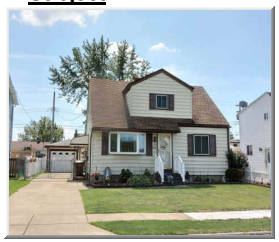
Option : 110_ENPM_OPTIONS

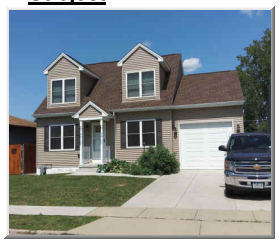
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-8	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Chit, Zin	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	152 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,300					
Prior Total	$94,400					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$63,200	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$151,600	$150,900	$154,300	$157,300	$127,700
Comparable Estimate	$148,000 ($120.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-30	92.17-11-7	92.17-10-1	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Carmer, Harold C	Lukasiewicz, Joseph	Tallman, Danielle M	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	155 Harris Ct	35 Harris Ct	114 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 112	60 x 100	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	916	768	823	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 0	0 377	0 0
SFLA	1336	1344	1234	1326	1512	1495
Att/Det Gar Sqft	528	440	308	273	400	462
Prior Land	$12,100					
Prior Total	$104,100					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,500	$15,100	$15,900
Sale Date		7/30/2019	7/3/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$151,000	$150,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$157,100	$181,800	$141,400
TADJSP/SQFT		$115.77	$125.20	$118.48	$120.24	$94.58
Total Adj Factors	$70,200	$67,900	$66,100	$66,000	$87,700	$76,900
Adjusted Sale Price		$157,900	$158,600	$161,300	$164,300	$134,700
Comparable Estimate	$155,000 ($116.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-9	92.17-11-7	103.05-13-3	92.17-10-1	103.05-11-32	102.08-5-17
Owner	Miller, Jason	Lukasiewicz, Joseph	Nelligan, Courtney L	Tallman, Danielle M	Zimmer, Daniel J	Foster, Shane T
Address	156 Harris Ct	35 Harris Ct	7 Lucy Ln	114 Harris Ct	46 Betty Lou Ln	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	50 x 112	55 x 100	60 x 100	59 x 103	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.7	1.7
Bedrooms	5	4	3	4	4	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	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	823	768	1008	823	977	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 403	0 0	0 0
SFLA	1427	1344	1512	1234	1495	1326
Att/Det Gar Sqft	352	440	400	308	462	273
Prior Land	$12,300					
Prior Total	$108,000					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,800	$15,900	$15,500
Sale Date		7/30/2019	1/3/2020	7/3/2019	1/17/2020	12/23/2019
Sale Price		$151,000	$180,000	$150,000	$140,000	$155,000
Time Adj Sale Price		$155,600	$181,800	$154,500	$141,400	$157,100
TADJSP/SQFT		$115.77	$120.24	$125.20	$94.58	$118.48
Total Adj Factors	$71,800	$67,900	$87,700	$66,100	$76,900	$66,000
Adjusted Sale Price		$159,500	$165,900	$160,200	$136,300	$162,900
Comparable Estimate	$157,000 ($110.02/SFLA)					

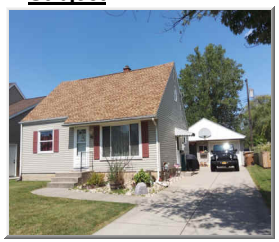
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-31	103.05-11-12	103.05-1-38	92.17-9-28	102.08-5-28	103.05-14-39
Owner	Winegarden , Robert W	Rychlicki, Richard	Gearhart, Scott J	Breier, Eric D	Mohr, Miranda R	Deth, Jessica M
Address	159 Harris Ct	45 Deborah Ln	136 Nadine Dr	147 Harris Ct	45 Nadine Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	58 x 103	50 x 100	51 x 112	55 x 100	56 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1959 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1000	1005	1100	1020	1100	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 250	0 500	0 0	0 405
SFLA	1000	1005	1100	1020	1100	1204
Att/Det Gar Sqft	330	300	400	288	308	440
Prior Land	$12,100					
Prior Total	$93,600					
Comp Land Estimate	$15,000	$15,800	$14,300	$15,400	$15,100	$15,200
Sale Date		12/13/2019	10/25/2019	8/29/2018	9/23/2020	7/21/2020
Sale Price		$150,000	$155,000	$140,000	$147,016	$140,000
Time Adj Sale Price		$152,000	$158,100	$151,300	$147,000	$140,000
TADJSP/SQFT		$151.24	$143.73	$148.33	$133.64	$116.28
Total Adj Factors	$62,600	$62,700	$67,000	$66,800	$66,400	$74,900
Adjusted Sale Price		$151,900	$153,700	$147,100	$143,200	$127,700
Comparable Estimate	$145,000 ($145/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-10	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Hoffman, Darwin N	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	160 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1275	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,300					
Prior Total	$96,300					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$64,000	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$152,400	$151,700	$155,100	$158,100	$128,500
Comparable Estimate	$149,000 ($116.86/SFLA)					

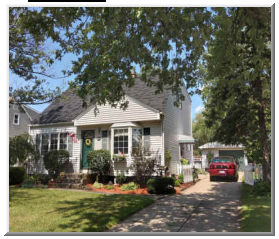
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-32	103.05-13-3	103.05-11-32	92.17-11-7	103.05-13-6	92.17-10-1
Owner	Schubert, Kevin J	Nelligan, Courtney L	Zimmer, Daniel J	Lukasiewicz, Joseph	Sweet, Helen	Tallman, Danielle M
Address	163 Harris Ct	7 Lucy Ln	46 Betty Lou Ln	35 Harris Ct	19 Lucy Ln	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 112	55 x 100	59 x 103	50 x 112	55 x 100	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	2017 / 0	1959 / 0	1962 / 0	1958 / 0	1962 / 0	1959 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	930	1008	977	768	1008	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 120	0 403
SFLA	1581	1512	1495	1344	1512	1234
Att/Det Gar Sqft	507	400	462	440	440	308
Prior Land	$12,500					
Prior Total	$143,700					
Comp Land Estimate	$16,000	$15,100	$15,900	$15,200	$15,100	$15,800
Sale Date		1/3/2020	1/17/2020	7/30/2019	11/2/2018	7/3/2019
Sale Price		$180,000	$140,000	$151,000	$162,000	$150,000
Time Adj Sale Price		$181,800	$141,400	$155,600	$172,200	$154,500
TADJSP/SQFT		$120.24	$94.58	$115.77	$113.89	$125.20
Total Adj Factors	$103,100	$87,700	$76,900	$67,900	$72,200	$66,100
Adjusted Sale Price		$197,200	$167,600	$190,800	$203,100	$191,500
Comparable Estimate	$190,000 ($120.18/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	92.17-10-11	103.05-13-3	103.05-14-31	103.05-11-32	92.17-11-7	92.17-10-1
Owner	Rohde, Karl W	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M
Address	164 Harris Ct	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	55 x 100	60 x 100	59 x 103	50 x 112	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	1.7
Bedrooms	4	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1027	1008	1048	977	768	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 425	0 0	0 0	0 403
SFLA	1802	1512	1692	1495	1344	1234
Att/Det Gar Sqft	352	400	468	462	440	308
Prior Land	$12,300					
Prior Total	$133,000					
Comp Land Estimate	$15,000	$15,100	$15,800	$15,900	$15,200	$15,800
Sale Date		1/3/2020	5/21/2018	1/17/2020	7/30/2019	7/3/2019
Sale Price		$180,000	$152,000	$140,000	$151,000	$150,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$155,600	$154,500
TADJSP/SQFT		$120.24	$98.76	$94.58	$115.77	$125.20
Total Adj Factors	$85,200	$87,700	$98,800	$76,900	$67,900	$66,100
Adjusted Sale Price		$179,300	$153,500	$149,700	$172,900	$173,600
Comparable Estimate	$166,000 ($92.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-33	103.05-13-3	92.17-11-7	103.05-11-32	92.17-10-1	102.08-5-17
Owner	Perrello, John P	Nelligan, Courtney L	Lukasiewicz, Joseph	Zimmer, Daniel J	Tallman, Danielle M	Foster, Shane T
Address	167 Harris Ct	7 Lucy Ln	35 Harris Ct	46 Betty Lou Ln	114 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 112	55 x 100	50 x 112	59 x 103	60 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1962 / 0	1959 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.7	1.7
Bedrooms	3	3	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	780	1008	768	977	823	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 377	0 0	0 0	0 403	0 0
SFLA	1488	1512	1344	1495	1234	1326
Att/Det Gar Sqft	280	400	440	462	308	273
Prior Land	$12,500					
Prior Total	$129,500					
Comp Land Estimate	$16,000	$15,100	$15,200	$15,900	$15,800	$15,500
Sale Date		1/3/2020	7/30/2019	1/17/2020	7/3/2019	12/23/2019
Sale Price		$180,000	$151,000	$140,000	$150,000	$155,000
Time Adj Sale Price		$181,800	$155,600	$141,400	$154,500	$157,100
TADJSP/SQFT		$120.24	$115.77	$94.58	$125.20	$118.48
Total Adj Factors	$85,100	$87,700	$67,900	$76,900	$66,100	$66,000
Adjusted Sale Price		$179,200	$172,800	$149,600	$173,500	$176,200
Comparable Estimate	$170,000 ($114.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-12	92.17-11-7	92.17-10-1	103.05-13-3	102.08-5-17	103.05-11-32
Owner	James, Micah S	Lukasiewicz, Joseph	Tallman, Danielle M	Nelligan, Courtney L	Foster, Shane T	Zimmer, Daniel J
Address	168 Harris Ct	35 Harris Ct	114 Harris Ct	7 Lucy Ln	223 Santin Dr	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 112	50 x 112	60 x 100	55 x 100	57 x 102	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1959 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.7	1.7
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	768	823	1008	884	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 403	0 377	0 0	0 0
SFLA	1399	1344	1234	1512	1326	1495
Att/Det Gar Sqft	308	440	308	400	273	462
Prior Land	$12,300					
Prior Total	$89,600					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,100	$15,500	$15,900
Sale Date		7/30/2019	7/3/2019	1/3/2020	12/23/2019	1/17/2020
Sale Price		$151,000	$150,000	$180,000	$155,000	$140,000
Time Adj Sale Price		$155,600	$154,500	$181,800	$157,100	$141,400
TADJSP/SQFT		$115.77	$125.20	$120.24	$118.48	$94.58
Total Adj Factors	$70,600	$67,900	$66,100	$87,700	$66,000	$76,900
Adjusted Sale Price		$158,300	$159,000	$164,700	$161,700	$135,100
Comparable Estimate	$156,000 ($111.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-9-34	103.05-13-3	103.05-11-32	92.17-11-7	92.17-10-1	103.05-13-6
Owner	Heidle, William A Jr	Nelligan, Courtney L	Zimmer, Daniel J	Lukasiewicz, Joseph	Tallman, Danielle M	Sweet, Helen
Address	171 Harris Ct	7 Lucy Ln	46 Betty Lou Ln	35 Harris Ct	114 Harris Ct	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 112	55 x 100	59 x 103	50 x 112	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.7	1.5
Bedrooms	3	3	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1	1 / 1	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	868	1008	977	768	823	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 377	0 0	0 0	0 403	0 120
SFLA	1540	1512	1495	1344	1234	1512
Att/Det Gar Sqft	352	400	462	440	308	440
Prior Land	$12,800					
Prior Total	$117,700					
Comp Land Estimate	$16,000	$15,100	$15,900	$15,200	$15,800	$15,100
Sale Date		1/3/2020	1/17/2020	7/30/2019	7/3/2019	11/2/2018
Sale Price		$180,000	$140,000	$151,000	$150,000	$162,000
Time Adj Sale Price		$181,800	$141,400	$155,600	$154,500	$172,200
TADJSP/SQFT		$120.24	$94.58	$115.77	$125.20	$113.89
Total Adj Factors	$77,300	$87,700	$76,900	$67,900	$66,100	$72,200
Adjusted Sale Price		$171,400	$141,800	$165,000	$165,700	$177,300
Comparable Estimate	$164,000 ($106.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-13	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Flick, Scott A	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	172 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,500					
Prior Total	$95,100					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$61,900	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$150,300	$149,600	$153,000	$156,000	$126,400
Comparable Estimate	$147,000 ($119.9/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	92.17-9-35	92.17-11-7	103.05-13-3	103.05-11-32	92.17-10-1	102.08-5-17
Owner	Wojcinski, Patricia	Lukasiewicz, Joseph	Nelligan, Courtney L	Zimmer, Daniel J	Tallman, Danielle M	Foster, Shane T
Address	175 Harris Ct	35 Harris Ct	7 Lucy Ln	46 Betty Lou Ln	114 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 112	50 x 112	55 x 100	59 x 103	60 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1962 / 0	1959 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.7	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	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	3 Partial 0	4 Full 0
1st Sty Area	1044	768	1008	977	823	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 0	0 377	0 0	0 403	0 0
SFLA	1447	1344	1512	1495	1234	1326
Att/Det Gar Sqft	312	440	400	462	308	273
Prior Land	$12,800					
Prior Total	$112,200					
Comp Land Estimate	$16,000	$15,200	$15,100	$15,900	$15,800	$15,500
Sale Date		7/30/2019	1/3/2020	1/17/2020	7/3/2019	12/23/2019
Sale Price		$151,000	$180,000	$140,000	$150,000	$155,000
Time Adj Sale Price		$155,600	$181,800	$141,400	$154,500	$157,100
TADJSP/SQFT		$115.77	$120.24	$94.58	$125.20	$118.48
Total Adj Factors	$74,200	$67,900	$87,700	$76,900	$66,100	$66,000
Adjusted Sale Price		$161,900	$168,300	$138,700	$162,600	$165,300
Comparable Estimate	$159,000 ($109.88/SFLA)					

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Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-14	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	PJK Holdings LLC	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	176 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,500					
Prior Total	$95,900					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$62,300	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$150,700	$150,000	$153,400	$156,400	$126,800
Comparable Estimate	$147,000 ($119.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-15	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Laboski, Daniel M	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	180 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 286	0 403	0 0	0 0	0 377	0 0
SFLA	1226	1234	1344	1326	1512	1495
Att/Det Gar Sqft	308	308	440	273	400	462
Prior Land	$12,500					
Prior Total	$97,500					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$64,000	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$152,400	$151,700	$155,100	$158,100	$128,500
Comparable Estimate	$149,000 ($121.53/SFLA)					

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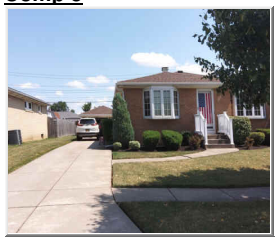
Option : 110_ENPM_OPTIONS

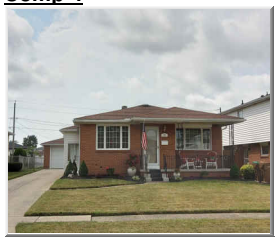
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-10-16	92.17-10-1	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32
Owner	Lanthier , Griffith	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J
Address	184 Harris Ct	114 Harris Ct	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 112	60 x 100	50 x 112	57 x 102	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 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	823	823	768	884	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 377	0 0
SFLA	1043	1234	1344	1326	1512	1495
Att/Det Gar Sqft	260	308	440	273	400	462
Prior Land	$12,500					
Prior Total	$85,600					
Comp Land Estimate	$16,000	$15,800	$15,200	$15,500	$15,100	$15,900
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$151,000	$155,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$181,800	$141,400
TADJSP/SQFT		$125.20	$115.77	$118.48	$120.24	$94.58
Total Adj Factors	$56,800	$66,100	$67,900	$66,000	$87,700	$76,900
Adjusted Sale Price		$145,200	$144,500	$147,900	$150,900	$121,300
Comparable Estimate	$142,000 ($136.15/SFLA)					

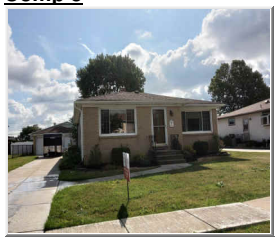
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-13	103.09-6-4	103.09-13-7	103.05-10-12	103.05-12-25	103.05-13-29
Owner	Lyons, Christopher	Warden, Richard	Dorman, Andrew D	Nyberg, Daniel A	Ganje, Christian M	Rogers, Cynthia L
Address	3 Honduras Ln	32 St Lucia Ln	18 Nassau Ln	43 Angela Ln	66 Lucy Ln	130 Nagel 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 128	54 x 130	54 x 130	60 x 101	55 x 129	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1962 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	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 / 2	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1285	1360	1351	1288	1280	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 400	0 0	0 352	0 0
SFLA	1285	1360	1351	1288	1280	1382
Att/Det Gar Sqft	240	484	375	440	440	352
Prior Land	$16,700					
Prior Total	$121,600					
Comp Land Estimate	$20,000	$17,000	$17,000	$15,900	$17,100	$16,100
Sale Date		6/22/2020	7/28/2020	2/14/2020	10/25/2019	8/5/2020
Sale Price		$185,500	$171,000	$167,500	$167,500	$179,800
Time Adj Sale Price		$185,800	$171,000	$168,900	$170,900	$179,800
TADJSP/SQFT		$136.62	$126.57	$131.13	$133.52	$130.10
Total Adj Factors	$78,100	$81,500	$94,300	$79,400	$82,100	$81,700
Adjusted Sale Price		$182,400	$154,800	$167,600	$166,900	$176,200
Comparable Estimate	$170,000 ($132.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-13	103.09-9-13	103.05-8-30	103.09-6-4	103.05-8-13	103.09-6-5
Owner	Powers, Keith R	Powers, Keith R	Striejewske, Karen L	Warden, Richard	Mirzad, Sediqa	Paone, Jenna M
Address	4 Honduras Ln	4 Honduras Ln	70 Leni Ln	32 St Lucia Ln	69 Bernice Dr	28 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 128	75 x 128	52 x 105	54 x 130	55 x 105	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1966 / 0	1966 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	6 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1650	1650	1734	1360	1492	1440
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 960	0 500
SFLA	1650	1650	1734	1360	1492	1440
Att/Det Gar Sqft	484	484	330	484	480	308
Prior Land	$16,700					
Prior Total	$154,463					
Comp Land Estimate	$20,000	$19,700	$15,000	$17,000	$15,500	$17,000
Sale Date		8/6/2020	9/10/2019	6/22/2020	11/14/2019	7/29/2019
Sale Price		$231,000	$185,000	$185,500	$199,900	$164,000
Time Adj Sale Price		$231,000	$189,300	$185,800	$203,200	$169,000
TADJSP/SQFT		$140.00	$109.17	$136.62	$136.19	$117.36
Total Adj Factors	$102,100	$102,100	$106,700	$81,500	$91,300	$94,200
Adjusted Sale Price		$231,000	$184,700	$206,400	$214,000	$176,900
Comparable Estimate	$203,000 ($123.03/SFLA)					

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

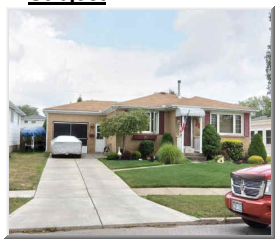
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-14	103.09-6-4	103.09-13-7	103.05-10-12	103.05-7-28	103.05-14-39
Owner	Rybczynski, Benjamin J	Warden, Richard	Dorman, Andrew D	Nyberg, Daniel A	Autrino, Anthony	Deth, Jessica M
Address	7 Honduras Ln	32 St Lucia Ln	18 Nassau Ln	43 Angela Ln	72 Bernice Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	54 x 130	54 x 130	60 x 101	55 x 105	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1961 / 0	1962 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 2	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1242	1360	1351	1288	1188	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 400	0 0	0 560	0 405
SFLA	1242	1360	1351	1288	1188	1204
Att/Det Gar Sqft	336	484	375	440	322	440
Prior Land	$13,900					
Prior Total	$117,600					
Comp Land Estimate	$17,000	$17,000	$17,000	$15,900	$15,500	$15,200
Sale Date		6/22/2020	7/28/2020	2/14/2020	1/27/2020	7/21/2020
Sale Price		$185,500	$171,000	$167,500	$136,900	$140,000
Time Adj Sale Price		$185,800	$171,000	$168,900	$138,300	$140,000
TADJSP/SQFT		$136.62	$126.57	$131.13	$116.41	$116.28
Total Adj Factors	$74,800	$81,500	$94,300	$79,400	$72,700	$74,900
Adjusted Sale Price		$179,100	$151,500	$164,300	$140,400	$139,900
Comparable Estimate	$155,000 ($124.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-12	103.09-9-13	103.05-8-30	102.12-7-7.1	103.09-6-4	103.05-8-13
Owner	Szablewski, Rita	Powers, Keith R	Striejewske, Karen L	Mbeke, Cyprian L	Warden, Richard	Mirzad, Sediqa
Address	8 Honduras Ln	4 Honduras Ln	70 Leni Ln	51 Goering Ave	32 St Lucia Ln	69 Bernice 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 128	75 x 128	52 x 105	240 x 147	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1966 / 0	1957 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	6 / N	2 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1874	1650	1734	1840	1360	1492
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 960
SFLA	1874	1650	1734	1840	1360	1492
Att/Det Gar Sqft	484	484	330	576 620	484	480
Prior Land	$17,300					
Prior Total	$155,376					
Comp Land Estimate	$20,000	$19,700	$15,000	$35,600	$17,000	$15,500
Sale Date		8/6/2020	9/10/2019	2/21/2020	6/22/2020	11/14/2019
Sale Price		$231,000	$185,000	$210,000	$185,500	$199,900
Time Adj Sale Price		$231,000	$189,300	$211,800	$185,800	$203,200
TADJSP/SQFT		$140.00	$109.17	$115.11	$136.62	$136.19
Total Adj Factors	$109,100	$102,100	$106,700	$141,300	$81,500	$91,300
Adjusted Sale Price		$238,000	$191,700	$179,600	$213,400	$221,000
Comparable Estimate	$209,000 ($111.53/SFLA)					

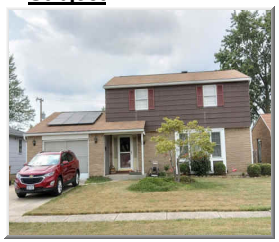
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-15	103.09-6-4	103.09-13-7	103.05-10-12	103.05-13-29	103.05-12-25
Owner	Cummings, Neil C	Warden, Richard	Dorman, Andrew D	Nyberg, Daniel A	Rogers, Cynthia L	Ganje, Christian M
Address	11 Honduras Ln	32 St Lucia Ln	18 Nassau Ln	43 Angela Ln	130 Nagel Dr	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 128	54 x 130	54 x 130	60 x 101	54 x 115	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
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 / 2	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1304	1360	1351	1288	1382	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 400	0 0	0 0	0 352
SFLA	1304	1360	1351	1288	1382	1280
Att/Det Gar Sqft	616	484	375	440	352	440
Prior Land	$14,300					
Prior Total	$133,800					
Comp Land Estimate	$17,000	$17,000	$17,000	$15,900	$16,100	$17,100
Sale Date		6/22/2020	7/28/2020	2/14/2020	8/5/2020	10/25/2019
Sale Price		$185,500	$171,000	$167,500	$179,800	$167,500
Time Adj Sale Price		$185,800	$171,000	$168,900	$179,800	$170,900
TADJSP/SQFT		$136.62	$126.57	$131.13	$130.10	$133.52
Total Adj Factors	$91,700	$81,500	$94,300	$79,400	$81,700	$82,100
Adjusted Sale Price		$196,000	$168,400	$181,200	$189,800	$180,500
Comparable Estimate	$183,000 ($140.34/SFLA)					

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

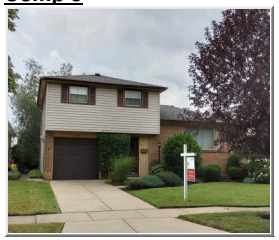
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-11	103.09-9-13	103.09-6-4	103.09-13-7	103.05-8-13	103.09-6-5
Owner	Zimpfer, Ethel A	Powers, Keith R	Warden, Richard	Dorman, Andrew D	Mirzad, Sediqa	Paone, Jenna M
Address	12 Honduras Ln	4 Honduras Ln	32 St Lucia Ln	18 Nassau Ln	69 Bernice Dr	28 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 128	75 x 128	54 x 130	54 x 130	55 x 105	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1966 / 0	1961 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 105	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 2	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1486	1650	1360	1351	1492	1440
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 960	0 500
SFLA	1486	1650	1360	1351	1492	1440
Att/Det Gar Sqft	308	484	484	375	480	308
Prior Land	$16,100					
Prior Total	$132,600					
Comp Land Estimate	$19,000	$19,700	$17,000	$17,000	$15,500	$17,000
Sale Date		8/6/2020	6/22/2020	7/28/2020	11/14/2019	7/29/2019
Sale Price		$231,000	$185,500	$171,000	$199,900	$164,000
Time Adj Sale Price		$231,000	$185,800	$171,000	$203,200	$169,000
TADJSP/SQFT		$140.00	$136.62	$126.57	$136.19	$117.36
Total Adj Factors	$84,600	$102,100	$81,500	$94,300	$91,300	$94,200
Adjusted Sale Price		$213,500	$188,900	$161,300	$196,500	$159,400
Comparable Estimate	$184,000 ($123.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-16	103.05-7-28	103.09-6-4	102.12-5-13	103.05-14-39	103.09-13-7
Owner	Bobeck, Raymond D	Autrino, Anthony	Warden, Richard	Benker, Jesse D	Deth, Jessica M	Dorman, Andrew D
Address	15 Honduras Ln	72 Bernice Dr	32 St Lucia Ln	279 Nagel Dr	114 Joseph St	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 128	55 x 105	54 x 130	54 x 110	56 x 100	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1966 / 0	1960 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1188	1360	1148	1204	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 270	0 405	0 400
SFLA	1160	1188	1360	1148	1204	1351
Att/Det Gar Sqft	374	322	484	484	440	375
Prior Land	$13,900					
Prior Total	$111,900					
Comp Land Estimate	$17,000	$15,500	$17,000	$15,700	$15,200	$17,000
Sale Date		1/27/2020	6/22/2020	10/11/2019	7/21/2020	7/28/2020
Sale Price		$136,900	$185,500	$155,000	$140,000	$171,000
Time Adj Sale Price		$138,300	$185,800	$158,100	$140,000	$171,000
TADJSP/SQFT		$116.41	$136.62	$137.72	$116.28	$126.57
Total Adj Factors	$72,300	$72,700	$81,500	$73,100	$74,900	$94,300
Adjusted Sale Price		$137,900	$176,600	$157,300	$137,400	$149,000
Comparable Estimate	$152,000 ($131.03/SFLA)					

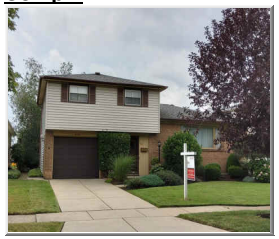
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-17	103.09-6-4	103.09-13-7	103.05-13-29	103.09-1-18	103.05-10-12
Owner	Peck, Jerome J	Warden, Richard	Dorman, Andrew D	Rogers, Cynthia L	Benbenek, Aurea	Nyberg, Daniel A
Address	19 Honduras Ln	32 St Lucia Ln	18 Nassau Ln	130 Nagel Dr	17 Creek View Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 128	54 x 130	54 x 130	54 x 115	55 x 105	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1962 / 0	1964 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1360	1351	1382	1410	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 280	0 0
SFLA	1332	1360	1351	1382	1410	1288
Att/Det Gar Sqft	384	484	375	352	440	440
Prior Land	$14,400					
Prior Total	$122,100					
Comp Land Estimate	$17,000	$17,000	$17,000	$16,100	$15,500	$15,900
Sale Date		6/22/2020	7/28/2020	8/5/2020	8/26/2020	2/14/2020
Sale Price		$185,500	$171,000	$179,800	$182,500	$167,500
Time Adj Sale Price		$185,800	$171,000	$179,800	$182,500	$168,900
TADJSP/SQFT		$136.62	$126.57	$130.10	$129.43	$131.13
Total Adj Factors	$78,000	$81,500	$94,300	$81,700	$81,100	$79,400
Adjusted Sale Price		$182,300	$154,700	$176,100	$179,400	$167,500
Comparable Estimate	$172,000 ($129.13/SFLA)					

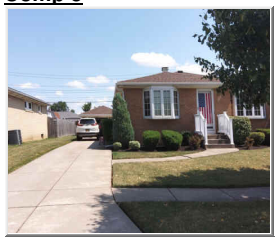
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-10	103.09-11-12	103.09-13-20	102.08-8-36	102.12-4-18	92.17-12-32
Owner	Soroka, Gregory W	Forgie, Jeffrey M Jr	Isch, Joseph S	Hager, Elizabeth J	Karakus, Kenan	Che, Kenneth
Address	20 Honduras Ln	16 Bahama Ln	176 Zoerb Ave	38 Ellsworth Dr	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	55 x 128	120 x 117	61 x 128	50 x 110	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1961 / 0	1963 / 0	1960 / 0	1961 / 2010
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 105	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	956	970	780	1021	949	1215
2nd Sty Area	840	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 312	0 390	0 390	0 320	0 0	0 0
SFLA	1796	1810	1620	1861	1999	2310
Att/Det Gar Sqft	336	300	330	441	350	
Prior Land	$13,900					
Prior Total	$165,502					
Comp Land Estimate	$17,000	$17,100	$23,000	$18,100	$15,100	$15,600
Sale Date		12/14/2018	1/9/2019	9/14/2018	3/21/2019	4/5/2018
Sale Price		$177,000	$179,000	$185,000	$166,500	$205,000
Time Adj Sale Price		$187,000	$188,000	$198,900	$173,800	$226,600
TADJSP/SQFT		$103.31	$116.05	$106.88	$86.94	$98.10
Total Adj Factors	$115,200	$98,800	$86,700	$93,400	$104,200	$123,700
Adjusted Sale Price		$203,400	$216,500	$220,700	$184,800	$218,100
Comparable Estimate	$209,000 ($116.37/SFLA)					

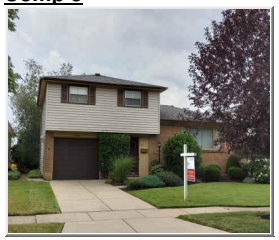
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-18	103.05-13-20	103.05-7-1	103.09-4-7	103.09-3-14	103.05-11-1
Owner	Ratajczak, Linda L	Mainella, Maria N	Lockett, Antwan	Nguyen, Viet B	Elwaseem, Raid	Shilpi, Shamima Uddin
Address	23 Honduras Ln	73 Lucy Ln	9 Marlene Dr	131 Nantucket Dr	100 Nantucket Dr	4 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	44 x 108	90 x 105	55 x 105	55 x 110	75 x 100
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	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1962 / 0	1961 / 0	1966 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 401	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / Y	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	4 Full 2	3 Partial 2
1st Sty Area	1686	1288	1569	1342	1608	1715
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	401 0	820 0	663 0	508 0	576 0	556 0
SFLA	2087	2108	2232	1850	2184	2271
Att/Det Gar Sqft						
Prior Land	$13,900					
Prior Total	$138,900					
Comp Land Estimate	$17,000	$13,700	$19,400	$15,500	$16,000	$17,300
Sale Date		8/13/2020	6/26/2020	4/22/2020	7/19/2019	3/26/2020
Sale Price		$176,000	$210,000	$195,000	$208,000	$205,000
Time Adj Sale Price		$176,000	$210,400	$196,000	$214,300	$206,400
TADJSP/SQFT		$83.49	$94.27	$105.95	$98.12	$90.89
Total Adj Factors	$93,400	$92,500	$103,600	$87,400	$105,700	$110,300
Adjusted Sale Price		$176,900	$200,200	$202,000	$202,000	$189,500
Comparable Estimate	$194,000 ($92.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-9	103.09-4-26	103.09-4-7	103.09-10-23	103.09-7-21	103.09-7-10
Owner	Besser Allen H	Uddin, Mohammed F	Nguyen, Viet B	Krech, Kevin D	Zielinski, Jacob	Mager, Sila
Address	24 Honduras Ln	17 Nantucket Dr	131 Nantucket Dr	31 Bahama Ln	35 Honduras Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 128	55 x 105	55 x 105	57 x 128	50 x 128	52 x 128
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1966 / 0	1966 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	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	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1188	1311	1342	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	424 0	508 0	408 0	544 0	270 0
SFLA	1732	1735	1850	1512	1648	1480
Att/Det Gar Sqft	484			280	484	
Prior Land	$15,400					
Prior Total	$138,278					
Comp Land Estimate	$19,000	$15,500	$15,500	$17,400	$16,200	$16,600
Sale Date		9/11/2020	4/22/2020	3/3/2020	1/17/2019	10/22/2019
Sale Price		$175,000	$195,000	$160,000	$165,000	$164,900
Time Adj Sale Price		$175,000	$196,000	$161,100	$173,300	$168,200
TADJSP/SQFT		$100.86	$105.95	$106.55	$105.16	$113.65
Total Adj Factors	$87,600	$80,300	$87,400	$76,200	$81,300	$74,800
Adjusted Sale Price		$182,300	$196,200	$172,500	$179,600	$181,000
Comparable Estimate	$182,000 ($105.08/SFLA)					

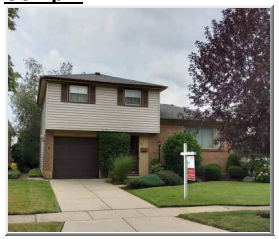
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

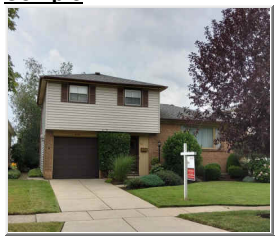
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-19	103.09-4-26	103.09-7-21	103.09-10-23	103.09-7-10	103.09-11-27
Owner	Sajdak, Gerald J	Uddin, Mohammed F	Zielinski, Jacob	Krech, Kevin D	Mager, Sila	Lis, Jesse J
Address	27 Honduras Ln	17 Nantucket Dr	35 Honduras Ln	31 Bahama Ln	14 Panama Ln	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 128	55 x 105	50 x 128	57 x 128	52 x 128	52 x 120
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1104	1311	1104	1104	1210	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	424 0	544 0	408 0	270 0	216 0
SFLA	1648	1735	1648	1512	1480	1470
Att/Det Gar Sqft	624		484	280		748
Prior Land	$13,100					
Prior Total	$132,800					
Comp Land Estimate	$16,000	$15,500	$16,200	$17,400	$16,600	$16,000
Sale Date		9/11/2020	1/17/2019	3/3/2020	10/22/2019	10/9/2020
Sale Price		$175,000	$165,000	$160,000	$164,900	$220,000
Time Adj Sale Price		$175,000	$173,300	$161,100	$168,200	$220,000
TADJSP/SQFT		$100.86	$105.16	$106.55	$113.65	$149.66
Total Adj Factors	$80,400	$80,300	$81,300	$76,200	$74,800	$90,000
Adjusted Sale Price		$175,100	$172,400	$165,300	$173,800	$210,400
Comparable Estimate	$179,000 ($108.62/SFLA)					

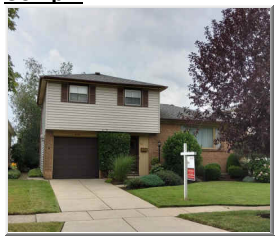
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-8	103.09-6-4	103.09-13-7	103.05-10-12	103.05-12-25	103.05-13-29
Owner	Fick, Kathleen M	Warden, Richard	Dorman, Andrew D	Nyberg, Daniel A	Ganje, Christian M	Rogers, Cynthia L
Address	28 Honduras Ln	32 St Lucia Ln	18 Nassau Ln	43 Angela Ln	66 Lucy Ln	130 Nagel 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 128	54 x 130	54 x 130	60 x 101	55 x 129	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1962 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	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 / 2	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1296	1360	1351	1288	1280	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 400	0 0	0 352	0 0
SFLA	1296	1360	1351	1288	1280	1382
Att/Det Gar Sqft	480	484	375	440	440	352
Prior Land	$12,800					
Prior Total	$124,100					
Comp Land Estimate	$16,000	$17,000	$17,000	$15,900	$17,100	$16,100
Sale Date		6/22/2020	7/28/2020	2/14/2020	10/25/2019	8/5/2020
Sale Price		$185,500	$171,000	$167,500	$167,500	$179,800
Time Adj Sale Price		$185,800	$171,000	$168,900	$170,900	$179,800
TADJSP/SQFT		$136.62	$126.57	$131.13	$133.52	$130.10
Total Adj Factors	$80,600	$81,500	$94,300	$79,400	$82,100	$81,700
Adjusted Sale Price		$184,900	$157,300	$170,100	$169,400	$178,700
Comparable Estimate	$172,000 ($132.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-20	103.09-4-26	103.09-7-21	103.09-10-23	103.09-4-7	103.09-7-10
Owner	Bosch, Betty J	Uddin, Mohammed F	Zielinski, Jacob	Krech, Kevin D	Nguyen, Viet B	Mager, Sila
Address	31 Honduras Ln	17 Nantucket Dr	35 Honduras Ln	31 Bahama Ln	131 Nantucket Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 128	55 x 105	50 x 128	57 x 128	55 x 105	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1967 / 0	1966 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 490	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	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 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1204	1311	1104	1104	1342	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	490 0	424 0	544 0	408 0	508 0	270 0
SFLA	1694	1735	1648	1512	1850	1480
Att/Det Gar Sqft	330		484	280		
Prior Land	$14,600					
Prior Total	$136,100					
Comp Land Estimate	$18,000	$15,500	$16,200	$17,400	$15,500	$16,600
Sale Date		9/11/2020	1/17/2019	3/3/2020	4/22/2020	10/22/2019
Sale Price		$175,000	$165,000	$160,000	$195,000	$164,900
Time Adj Sale Price		$175,000	$173,300	$161,100	$196,000	$168,200
TADJSP/SQFT		$100.86	$105.16	$106.55	$105.95	$113.65
Total Adj Factors	$82,500	$80,300	$81,300	$76,200	$87,400	$74,800
Adjusted Sale Price		$177,200	$174,500	$167,400	$191,100	$175,900
Comparable Estimate	$177,000 ($104.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-7	103.09-4-7	103.09-4-26	103.05-13-20	103.05-7-1	103.09-10-23
Owner	Christopher, Debra L	Nguyen, Viet B	Uddin, Mohammed F	Mainella, Maria N	Lockett, Antwan	Krech, Kevin D
Address	32 Honduras Ln	131 Nantucket Dr	17 Nantucket Dr	73 Lucy Ln	9 Marlene Dr	31 Bahama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 128	55 x 105	55 x 105	44 x 108	90 x 105	57 x 128
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1967 / 0	1962 / 0	1961 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 621	C Average 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	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	4	4	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 2	4 Full 2	3 Partial 0
1st Sty Area	1298	1342	1311	1288	1569	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	621 0	508 0	424 0	820 0	663 0	408 0
SFLA	1919	1850	1735	2108	2232	1512
Att/Det Gar Sqft						280
Prior Land	$13,900					
Prior Total	$149,000					
Comp Land Estimate	$17,000	$15,500	$15,500	$13,700	$19,400	$17,400
Sale Date		4/22/2020	9/11/2020	8/13/2020	6/26/2020	3/3/2020
Sale Price		$195,000	$175,000	$176,000	$210,000	$160,000
Time Adj Sale Price		$196,000	$175,000	$176,000	$210,400	$161,100
TADJSP/SQFT		$105.95	$100.86	$83.49	$94.27	$106.55
Total Adj Factors	$92,300	$87,400	$80,300	$92,500	$103,600	$76,200
Adjusted Sale Price		$200,900	$187,000	$175,800	$199,100	$177,200
Comparable Estimate	$188,000 ($97.97/SFLA)					

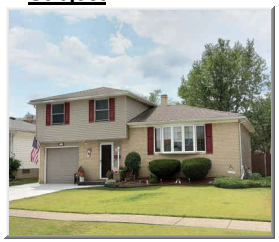
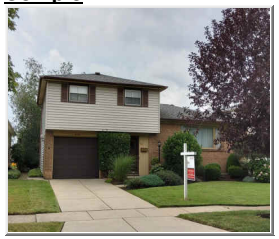
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-21	103.09-4-26	103.09-7-21	103.09-10-23	103.09-7-10	103.09-11-27
Owner	Zielinski, Jacob	Uddin, Mohammed F	Zielinski, Jacob	Krech, Kevin D	Mager, Sila	Lis, Jesse J
Address	35 Honduras Ln	17 Nantucket Dr	35 Honduras Ln	31 Bahama Ln	14 Panama Ln	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 128	55 x 105	50 x 128	57 x 128	52 x 128	52 x 120
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1104	1311	1104	1104	1210	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	424 0	544 0	408 0	270 0	216 0
SFLA	1648	1735	1648	1512	1480	1470
Att/Det Gar Sqft	484		484	280		748
Prior Land	$12,800					
Prior Total	$128,000					
Comp Land Estimate	$16,000	$15,500	$16,200	$17,400	$16,600	$16,000
Sale Date		9/11/2020	1/17/2019	3/3/2020	10/22/2019	10/9/2020
Sale Price		$175,000	$165,000	$160,000	$164,900	$220,000
Time Adj Sale Price		$175,000	$173,300	$161,100	$168,200	$220,000
TADJSP/SQFT		$100.86	$105.16	$106.55	$113.65	$149.66
Total Adj Factors	$81,300	$80,300	$81,300	$76,200	$74,800	$90,000
Adjusted Sale Price		$176,000	$173,300	$166,200	$174,700	$211,300
Comparable Estimate	$180,000 ($109.22/SFLA)					

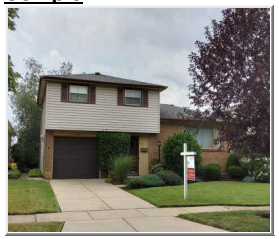
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-6	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Sullivan, Donna P	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	36 Honduras Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	408 0	216 0	270 0	300 0	306 224
SFLA	1534	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$13,600					
Prior Total	$123,200					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$73,900	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$158,800	$203,900	$167,300	$162,100	$182,100
Comparable Estimate	$175,000 ($114.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-22	103.09-10-23	103.09-7-10	103.09-11-27	103.09-12-20	103.05-13-9
Owner	Dec, Judith T	Krech, Kevin D	Mager, Sila	Lis, Jesse J	Deceilio, Derek J	Martinez, Rebecka
Address	39 Honduras Ln	31 Bahama Ln	14 Panama Ln	19 Nassau Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 128	57 x 128	52 x 128	52 x 120	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1965 / 0	1961 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 476	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1012	1104	1210	1254	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	476 0	408 0	270 0	216 0	300 0	306 224
SFLA	1488	1512	1480	1470	1464	1410
Att/Det Gar Sqft	308	280		748	384	440
Prior Land	$12,800					
Prior Total	$116,700					
Comp Land Estimate	$16,000	$17,400	$16,600	$16,000	$18,800	$15,400
Sale Date		3/3/2020	10/22/2019	10/9/2020	3/6/2020	6/11/2020
Sale Price		$160,000	$164,900	$220,000	$166,000	$179,900
Time Adj Sale Price		$161,100	$168,200	$220,000	$167,100	$180,200
TADJSP/SQFT		$106.55	$113.65	$149.66	$114.14	$127.80
Total Adj Factors	$73,700	$76,200	$74,800	$90,000	$78,900	$72,000
Adjusted Sale Price		$158,600	$167,100	$203,700	$161,900	$181,900
Comparable Estimate	$175,000 ($117.61/SFLA)					

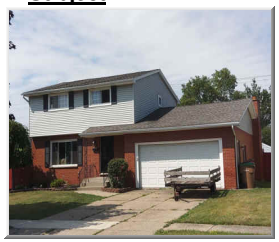
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-5	103.09-4-7	103.05-13-20	103.09-4-26	103.05-7-1	103.09-3-14
Owner	Koutsandreas, Maria	Nguyen, Viet B	Mainella, Maria N	Uddin, Mohammed F	Lockett, Antwan	Elwaseem, Raid
Address	40 Honduras Ln	131 Nantucket Dr	73 Lucy Ln	17 Nantucket Dr	9 Marlene Dr	100 Nantucket 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 128	55 x 105	44 x 108	55 x 105	90 x 105	55 x 110
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1962 / 0	1967 / 0	1961 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 354	C Average 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 2	4 Full 1	4 Full 2	4 Full 2
1st Sty Area	1615	1342	1288	1311	1569	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	354 0	508 0	820 0	424 0	663 0	576 0
SFLA	1969	1850	2108	1735	2232	2184
Att/Det Gar Sqft						
Prior Land	$13,600					
Prior Total	$142,926					
Comp Land Estimate	$17,000	$15,500	$13,700	$15,500	$19,400	$16,000
Sale Date		4/22/2020	8/13/2020	9/11/2020	6/26/2020	7/19/2019
Sale Price		$195,000	$176,000	$175,000	$210,000	$208,000
Time Adj Sale Price		$196,000	$176,000	$175,000	$210,400	$214,300
TADJSP/SQFT		$105.95	$83.49	$100.86	$94.27	$98.12
Total Adj Factors	$91,600	$87,400	$92,500	$80,300	$103,600	$105,700
Adjusted Sale Price		$200,200	$175,100	$186,300	$198,400	$200,200
Comparable Estimate	$192,000 ($97.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-23	103.09-11-12	102.08-8-36	103.09-13-20	102.12-4-18	92.17-12-32
Owner	Orelski, Daniel J	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Isch, Joseph S	Karakus, Kenan	Che, Kenneth
Address	43 Honduras Ln	16 Bahama Ln	38 Ellsworth Dr	176 Zoerb Ave	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 128	55 x 128	61 x 128	120 x 117	50 x 110	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1963 / 0	1961 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 105	C Average 110	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	1018	970	1021	780	949	1215
2nd Sty Area	783	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 320	0 390	0 0	0 0
SFLA	1801	1810	1861	1620	1999	2310
Att/Det Gar Sqft	440	300	441	330	350	
Prior Land	$15,400					
Prior Total	$149,400					
Comp Land Estimate	$19,000	$17,100	$18,100	$23,000	$15,100	$15,600
Sale Date		12/14/2018	9/14/2018	1/9/2019	3/21/2019	4/5/2018
Sale Price		$177,000	$185,000	$179,000	$166,500	$205,000
Time Adj Sale Price		$187,000	$198,900	$188,000	$173,800	$226,600
TADJSP/SQFT		$103.31	$106.88	$116.05	$86.94	$98.10
Total Adj Factors	$85,100	$98,800	$93,400	$86,700	$104,200	$123,700
Adjusted Sale Price		$173,300	$190,600	$186,400	$154,700	$188,000
Comparable Estimate	$179,000 ($99.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-4	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Rusinski Robert P	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	44 Honduras Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	408 0	216 0	270 0	300 0	306 224
SFLA	1534	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$13,600					
Prior Total	$121,600					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$73,900	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$158,800	$203,900	$167,300	$162,100	$182,100
Comparable Estimate	$175,000 ($114.08/SFLA)					

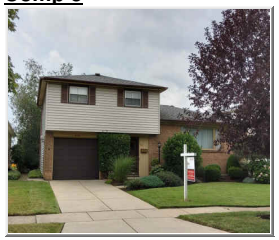
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-3	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	McCarty Gregory J	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	48 Honduras Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	408 0	216 0	270 0	300 0	306 224
SFLA	1534	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$14,100					
Prior Total	$124,700					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$76,400	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$161,300	$206,400	$169,800	$164,600	$184,600
Comparable Estimate	$177,000 ($115.38/SFLA)					

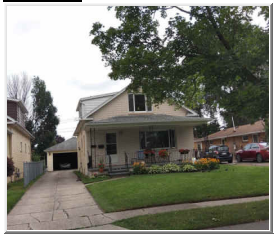
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-7-1	103.09-11-12	103.09-13-20	102.08-8-36	102.12-4-18	92.17-12-32
Owner	Tran, Tam	Forgie, Jeffrey M Jr	Isch, Joseph S	Hager, Elizabeth J	Karakus, Kenan	Che, Kenneth
Address	49 Honduras Ln	16 Bahama Ln	176 Zoerb Ave	38 Ellsworth Dr	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 129	55 x 128	120 x 117	61 x 128	50 x 110	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1961 / 0	1963 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 105	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	940	970	780	1021	949	1215
2nd Sty Area	840	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 390	0 320	0 0	0 0
SFLA	1780	1810	1620	1861	1999	2310
Att/Det Gar Sqft	520	300	330	441	350	
Prior Land	$16,800					
Prior Total	$154,546					
Comp Land Estimate	$20,000	$17,100	$23,000	$18,100	$15,100	$15,600
Sale Date		12/14/2018	1/9/2019	9/14/2018	3/21/2019	4/5/2018
Sale Price		$177,000	$179,000	$185,000	$166,500	$205,000
Time Adj Sale Price		$187,000	$188,000	$198,900	$173,800	$226,600
TADJSP/SQFT		$103.31	$116.05	$106.88	$86.94	$98.10
Total Adj Factors	$101,500	$98,800	$86,700	$93,400	$104,200	$123,700
Adjusted Sale Price		$189,700	$202,800	$207,000	$171,100	$204,400
Comparable Estimate	$195,000 ($109.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-11	103.09-13-20	103.09-11-12	102.12-4-18	102.08-8-36	92.17-12-32
Owner	Romer Pashawn	Isch, Joseph S	Forgie, Jeffrey M Jr	Karakus, Kenan	Hager, Elizabeth J	Che, Kenneth
Address	2 Jamaica Ln	176 Zoerb Ave	16 Bahama Ln	13 Monterey Ln	38 Ellsworth Dr	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	78 x 114	120 x 117	55 x 128	50 x 110	61 x 128	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1961 / 0	1960 / 0	1960 / 0	1963 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 1
1st Sty Area	959	780	970	949	1021	1215
2nd Sty Area	700	840	840	1050	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 390	0 0	0 320	0 0
SFLA	1659	1620	1810	1999	1861	2310
Att/Det Gar Sqft	440	330	300	350	441	
Prior Land	$16,200					
Prior Total	$140,900					
Comp Land Estimate	$19,000	$23,000	$17,100	$15,100	$18,100	$15,600
Sale Date		1/9/2019	12/14/2018	3/21/2019	9/14/2018	4/5/2018
Sale Price		$179,000	$177,000	$166,500	$185,000	$205,000
Time Adj Sale Price		$188,000	$187,000	$173,800	$198,900	$226,600
TADJSP/SQFT		$116.05	$103.31	$86.94	$106.88	$98.10
Total Adj Factors	$86,500	$86,700	$98,800	$104,200	$93,400	$123,700
Adjusted Sale Price		$187,800	$174,700	$156,100	$192,000	$189,400
Comparable Estimate	$180,000 ($108.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-10	103.09-12-20	103.05-13-9	103.09-11-27	102.08-9-26	103.09-10-23
Owner	Velez, Angel L	Deceilio, Derek J	Martinez, Rebecka	Lis, Jesse J	Rutledge, Henry R	Krech, Kevin D
Address	4 Jamaica Ln	324 Nagel Dr	29 Lucy Ln	19 Nassau Ln	81 Ellsworth Dr	31 Bahama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 114	57 x 151	50 x 115	52 x 120	50 x 124	57 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1963 / 0	1961 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1016	1164	1104	1254	1104	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	300 0	306 224	216 0	255 0	408 0
SFLA	1296	1464	1410	1470	1359	1512
Att/Det Gar Sqft		384	440	748	308	280
Prior Land	$13,400					
Prior Total	$111,300					
Comp Land Estimate	$16,000	$18,800	$15,400	$16,000	$16,000	$17,400
Sale Date		3/6/2020	6/11/2020	10/9/2020	9/17/2018	3/3/2020
Sale Price		$166,000	$179,900	$220,000	$137,000	$160,000
Time Adj Sale Price		$167,100	$180,200	$220,000	$147,300	$161,100
TADJSP/SQFT		$114.14	$127.80	$149.66	$108.39	$106.55
Total Adj Factors	$68,800	$78,900	$72,000	$90,000	$70,600	$76,200
Adjusted Sale Price		$157,000	$177,000	$198,800	$145,500	$153,700
Comparable Estimate	$166,000 ($128.09/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-17	103.09-12-20	103.09-11-27	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Spears, Jennifer	Deceilio, Derek J	Lis, Jesse J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	7 Jamaica Ln	324 Nagel Dr	19 Nassau Ln	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	57 x 151	52 x 120	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1016	1164	1254	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	300 0	216 0	408 0	306 224	270 0
SFLA	1536	1464	1470	1512	1410	1480
Att/Det Gar Sqft	440	384	748	280	440	
Prior Land	$13,400					
Prior Total	$124,300					
Comp Land Estimate	$16,000	$18,800	$16,000	$17,400	$15,400	$16,600
Sale Date		3/6/2020	10/9/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$166,000	$220,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$167,100	$220,000	$161,100	$180,200	$168,200
TADJSP/SQFT		$114.14	$149.66	$106.55	$127.80	$113.65
Total Adj Factors	$76,700	$78,900	$90,000	$76,200	$72,000	$74,800
Adjusted Sale Price		$164,900	$206,700	$161,600	$184,900	$170,100
Comparable Estimate	$178,000 ($115.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-9	102.12-6-14	102.12-6-18	102.12-6-9	102.08-9-2	113.08-3-8
Owner	Peek, Andrea J	Webb, Russell E	Bird, Stephen B	Booth, Patricia	Kaur, Amarjit	Donius, Michael P
Address	8 Jamaica Ln	103 Zoerb Ave	119 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	25 Wells 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	110	110	110	110	110	122
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 116	50 x 145	51 x 142	45 x 147	50 x 125	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1957 / 0	1961 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	4	5	5	6	4
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1008	1216	980	1232	1384	1128
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 583	0 0	0 0	0 0	0 936	0 468
SFLA	1764	1768	1715	2156	2320	1783
Att/Det Gar Sqft	576	528	528	576	528	440
Prior Land	$13,500					
Prior Total	$137,800					
Comp Land Estimate	$16,000	$17,200	$17,200	$16,100	$16,000	$16,400
Sale Date		6/10/2019	4/25/2019	5/28/2020	11/27/2018	12/7/2018
Sale Price		$169,000	$165,000	$185,000	$161,000	$145,000
Time Adj Sale Price		$174,700	$171,600	$185,600	$171,100	$153,200
TADJSP/SQFT		$98.81	$100.06	$86.09	$73.75	$85.92
Total Adj Factors	$89,300	$81,900	$80,100	$97,200	$103,100	$84,800
Adjusted Sale Price		$182,100	$180,800	$177,700	$157,300	$157,700
Comparable Estimate	$171,000 ($96.94/SFLA)					

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

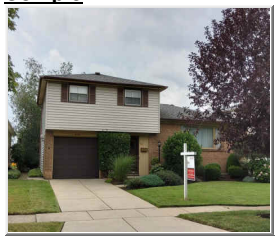
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-18	103.05-11-12	102.12-5-13	102.12-7-21	102.08-5-28	102.12-7-11
Owner	Meller Kevin J	Rychlicki, Richard	Benker, Jesse D	Barrus, Timothy D	Mohr, Miranda R	Nabi Muslim Dost, Hazr
Address	11 Jamaica Ln	45 Deborah Ln	279 Nagel Dr	121 Goering Ave	45 Nadine Dr	65 Goering 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	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	58 x 103	54 x 110	54 x 142	55 x 100	45 x 147
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	1960 / 0	1962 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1005	1148	1080	1100	1256
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 532	0 0	0 270	0 200	0 0	0 0
SFLA	963	1005	1148	1080	1100	1256
Att/Det Gar Sqft	320	300	484	440	308	390
Prior Land	$13,400					
Prior Total	$88,600					
Comp Land Estimate	$16,000	$15,800	$15,700	$17,800	$15,100	$16,100
Sale Date		12/13/2019	10/11/2019	4/12/2019	9/23/2020	11/12/2019
Sale Price		$150,000	$155,000	$126,900	$147,016	$131,000
Time Adj Sale Price		$152,000	$158,100	$132,000	$147,000	$133,200
TADJSP/SQFT		$151.24	$137.72	$122.22	$133.64	$106.05
Total Adj Factors	$62,300	$62,700	$73,100	$69,200	$66,400	$77,200
Adjusted Sale Price		$151,600	$147,300	$125,100	$142,900	$118,300
Comparable Estimate	$137,000 ($142.26/SFLA)					

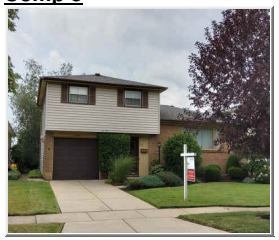
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-8	103.05-11-12	102.12-7-21	102.12-5-13	102.08-5-28	102.12-7-11
Owner	Dalfonso, Joanne M	Rychlicki, Richard	Barrus, Timothy D	Benker, Jesse D	Mohr, Miranda R	Nabi Muslim Dost, Hazr
Address	12 Jamaica Ln	45 Deborah Ln	121 Goering Ave	279 Nagel Dr	45 Nadine Dr	65 Goering 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	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 118	58 x 103	54 x 142	54 x 110	55 x 100	45 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1000	1005	1080	1148	1100	1256
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 270	0 0	0 0
SFLA	1000	1005	1080	1148	1100	1256
Att/Det Gar Sqft	506	300	440	484	308	390
Prior Land	$13,600					
Prior Total	$96,500					
Comp Land Estimate	$16,000	$15,800	$17,800	$15,700	$15,100	$16,100
Sale Date		12/13/2019	4/12/2019	10/11/2019	9/23/2020	11/12/2019
Sale Price		$150,000	$126,900	$155,000	$147,016	$131,000
Time Adj Sale Price		$152,000	$132,000	$158,100	$147,000	$133,200
TADJSP/SQFT		$151.24	$122.22	$137.72	$133.64	$106.05
Total Adj Factors	$63,700	$62,700	$69,200	$73,100	$66,400	$77,200
Adjusted Sale Price		$153,000	$126,500	$148,700	$144,300	$119,700
Comparable Estimate	$138,000 ($138/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-19	103.05-13-20	103.05-7-1	103.05-11-1	103.09-3-14	103.09-4-7
Owner	Mc Lean, John F	Mainella, Maria N	Lockett, Antwan	Shilpi, Shamima Uddin	Elwaseem, Raid	Nguyen, Viet B
Address	15 Jamaica Ln	73 Lucy Ln	9 Marlene Dr	4 Betty Lou Ln	100 Nantucket Dr	131 Nantucket 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	110	110	110	110	110	110
School Code	143001	143002	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	44 x 108	90 x 105	75 x 100	55 x 110	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1961 / 0	1963 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 1
1st Sty Area	1566	1288	1569	1715	1608	1342
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	820 0	663 0	556 0	576 0	508 0
SFLA	2086	2108	2232	2271	2184	1850
Att/Det Gar Sqft	264					
Prior Land	$13,400					
Prior Total	$144,586					
Comp Land Estimate	$16,000	$13,700	$19,400	$17,300	$16,000	$15,500
Sale Date		8/13/2020	6/26/2020	3/26/2020	7/19/2019	4/22/2020
Sale Price		$176,000	$210,000	$205,000	$208,000	$195,000
Time Adj Sale Price		$176,000	$210,400	$206,400	$214,300	$196,000
TADJSP/SQFT		$83.49	$94.27	$90.89	$98.12	$105.95
Total Adj Factors	$92,900	$92,500	$103,600	$110,300	$105,700	$87,400
Adjusted Sale Price		$176,400	$199,700	$189,000	$201,500	$201,500
Comparable Estimate	$194,000 ($93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-7	103.05-11-12	102.12-7-21	102.12-5-13	102.08-5-28	102.12-7-11
Owner	Schiller, Robert E	Rychlicki, Richard	Barrus, Timothy D	Benker, Jesse D	Mohr, Miranda R	Nabi Muslim Dost, Hazr
Address	16 Jamaica Ln	45 Deborah Ln	121 Goering Ave	279 Nagel Dr	45 Nadine Dr	65 Goering 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	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 119	58 x 103	54 x 142	54 x 110	55 x 100	45 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1005	1080	1148	1100	1256
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 414	0 0	0 200	0 270	0 0	0 0
SFLA	963	1005	1080	1148	1100	1256
Att/Det Gar Sqft	576	300	440	484	308	390
Prior Land	$13,600					
Prior Total	$102,800					
Comp Land Estimate	$17,000	$15,800	$17,800	$15,700	$15,100	$16,100
Sale Date		12/13/2019	4/12/2019	10/11/2019	9/23/2020	11/12/2019
Sale Price		$150,000	$126,900	$155,000	$147,016	$131,000
Time Adj Sale Price		$152,000	$132,000	$158,100	$147,000	$133,200
TADJSP/SQFT		$151.24	$122.22	$137.72	$133.64	$106.05
Total Adj Factors	$71,800	$62,700	$69,200	$73,100	$66,400	$77,200
Adjusted Sale Price		$161,100	$134,600	$156,800	$152,400	$127,800
Comparable Estimate	$147,000 ($152.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-20	103.05-11-12	102.12-5-13	102.12-7-21	102.08-5-28	102.12-4-22
Owner	Lis Mark A	Rychlicki, Richard	Benker, Jesse D	Barrus, Timothy D	Mohr, Miranda R	Shamrock, Rosemary
Address	19 Jamaica Ln	45 Deborah Ln	279 Nagel Dr	121 Goering Ave	45 Nadine Dr	29 Monterey Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	58 x 103	54 x 110	54 x 142	55 x 100	53 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1005	1148	1080	1100	1086
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 425	0 0	0 270	0 200	0 0	0 0
SFLA	963	1005	1148	1080	1100	1086
Att/Det Gar Sqft	352	300	484	440	308	308
Prior Land	$13,400					
Prior Total	$95,600					
Comp Land Estimate	$16,000	$15,800	$15,700	$17,800	$15,100	$15,600
Sale Date		12/13/2019	10/11/2019	4/12/2019	9/23/2020	5/9/2018
Sale Price		$150,000	$155,000	$126,900	$147,016	$122,000
Time Adj Sale Price		$152,000	$158,100	$132,000	$147,000	$134,100
TADJSP/SQFT		$151.24	$137.72	$122.22	$133.64	$123.48
Total Adj Factors	$62,600	$62,700	$73,100	$69,200	$66,400	$65,000
Adjusted Sale Price		$151,900	$147,600	$125,400	$143,200	$131,700
Comparable Estimate	$140,000 ($145.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-6	103.09-12-20	103.05-13-9	103.09-11-27	103.09-10-23	103.09-7-10
Owner	Osinski, Jason M	Deceilio, Derek J	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Mager, Sila
Address	20 Jamaica Ln	324 Nagel Dr	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 120	57 x 151	50 x 115	52 x 120	57 x 128	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1963 / 0	1961 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1150	1164	1104	1254	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	300 0	306 224	216 0	408 0	270 0
SFLA	1430	1464	1410	1470	1512	1480
Att/Det Gar Sqft		384	440	748	280	
Prior Land	$13,700					
Prior Total	$114,000					
Comp Land Estimate	$17,000	$18,800	$15,400	$16,000	$17,400	$16,600
Sale Date		3/6/2020	6/11/2020	10/9/2020	3/3/2020	10/22/2019
Sale Price		$166,000	$179,900	$220,000	$160,000	$164,900
Time Adj Sale Price		$167,100	$180,200	$220,000	$161,100	$168,200
TADJSP/SQFT		$114.14	$127.80	$149.66	$106.55	$113.65
Total Adj Factors	$70,000	$78,900	$72,000	$90,000	$76,200	$74,800
Adjusted Sale Price		$158,200	$178,200	$200,000	$154,900	$163,400
Comparable Estimate	$171,000 ($119.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-21	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Wojtkowiak, Nancy J	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	23 Jamaica Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 494	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1028	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	494 0	216 0	300 0	408 0	306 224	270 0
SFLA	1522	1470	1464	1512	1410	1480
Att/Det Gar Sqft	528	748	384	280	440	
Prior Land	$13,400					
Prior Total	$124,300					
Comp Land Estimate	$16,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$76,100	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$206,100	$164,300	$161,000	$184,300	$169,500
Comparable Estimate	$177,000 ($116.29/SFLA)					

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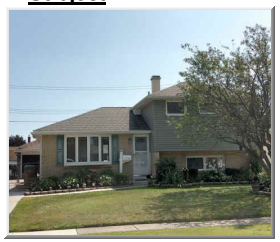
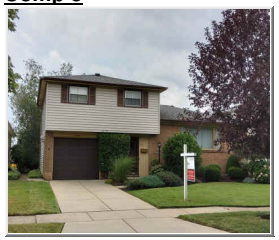
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-5	103.09-13-7	103.05-13-29	102.12-3-16	102.12-7-11	103.05-13-28
Owner	Povvat, Marje	Dorman, Andrew D	Rogers, Cynthia L	Ivey, J.L. Jr	Nabi Muslim Dost, Hazr	Blythe, Scott T
Address	24 Jamaica Ln	18 Nassau Ln	130 Nagel Dr	114 Zoerb Ave	65 Goering Ave	136 Nagel 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 122	54 x 130	54 x 115	80 x 109	45 x 147	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1962 / 0	1963 / 0	1960 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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 / 2	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1332	1351	1382	1335	1256	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 400	0 0	0 300	0 0	0 0
SFLA	1332	1351	1382	1335	1256	1320
Att/Det Gar Sqft	616	375	352	440	390	400
Prior Land	$13,800					
Prior Total	$124,900					
Comp Land Estimate	$17,000	$17,000	$16,100	$18,700	$16,100	$16,100
Sale Date		7/28/2020	8/5/2020	4/11/2019	11/12/2019	8/14/2019
Sale Price		$171,000	$179,800	$156,000	$131,000	$150,000
Time Adj Sale Price		$171,000	$179,800	$162,300	$133,200	$154,000
TADJSP/SQFT		$126.57	$130.10	$121.57	$106.05	$116.67
Total Adj Factors	$82,100	$94,300	$81,700	$83,600	$77,200	$78,200
Adjusted Sale Price		$158,800	$180,200	$160,800	$138,100	$157,900
Comparable Estimate	$159,000 ($119.37/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-22	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Pane, Gregory J	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	27 Jamaica Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1016	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	216 0	300 0	408 0	306 224	270 0
SFLA	1536	1470	1464	1512	1410	1480
Att/Det Gar Sqft	440	748	384	280	440	
Prior Land	$13,400					
Prior Total	$121,100					
Comp Land Estimate	$16,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$74,300	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$204,300	$162,500	$159,200	$182,500	$167,700
Comparable Estimate	$175,000 ($113.93/SFLA)					

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

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-4	103.09-4-26	103.09-11-27	103.09-12-20	103.09-10-23	103.09-4-7
Owner	Chiarmonte, Samuel A	Uddin, Mohammed F	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Nguyen, Viet B
Address	28 Jamaica Ln	17 Nantucket Dr	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	131 Nantucket 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 124	55 x 105	52 x 120	57 x 151	57 x 128	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1967 / 0	1961 / 0	1962 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1232	1311	1254	1164	1104	1342
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	424 0	216 0	300 0	408 0	508 0
SFLA	1752	1735	1470	1464	1512	1850
Att/Det Gar Sqft	320		748	384	280	
Prior Land	$13,900					
Prior Total	$132,468					
Comp Land Estimate	$17,000	$15,500	$16,000	$18,800	$17,400	$15,500
Sale Date		9/11/2020	10/9/2020	3/6/2020	3/3/2020	4/22/2020
Sale Price		$175,000	$220,000	$166,000	$160,000	$195,000
Time Adj Sale Price		$175,000	$220,000	$167,100	$161,100	$196,000
TADJSP/SQFT		$100.86	$149.66	$114.14	$106.55	$105.95
Total Adj Factors	$82,600	$80,300	$90,000	$78,900	$76,200	$87,400
Adjusted Sale Price		$177,300	$212,600	$170,800	$167,500	$191,200
Comparable Estimate	$184,000 ($105.02/SFLA)					

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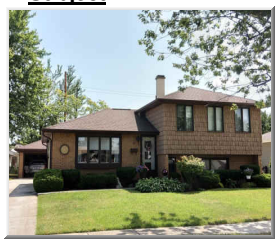
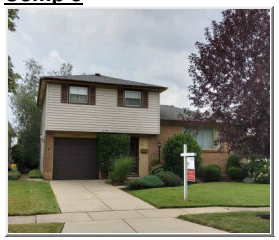
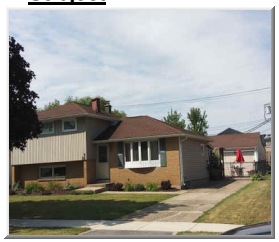
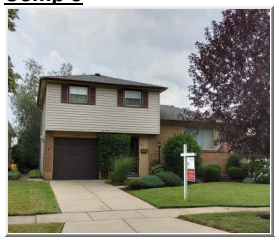
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-23	103.09-10-23	103.09-11-27	103.09-12-20	103.05-13-9	103.09-7-10
Owner	Missland, George C	Krech, Kevin D	Lis, Jesse J	Deceilio, Derek J	Martinez, Rebecka	Mager, Sila
Address	31 Jamaica Ln	31 Bahama Ln	19 Nassau Ln	324 Nagel Dr	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 115	57 x 128	52 x 120	57 x 151	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1962 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1016	1104	1254	1164	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	408 0	216 0	300 0	306 224	270 0
SFLA	1536	1512	1470	1464	1410	1480
Att/Det Gar Sqft	308	280	748	384	440	
Prior Land	$13,400					
Prior Total	$124,900					
Comp Land Estimate	$16,000	$17,400	$16,000	$18,800	$15,400	$16,600
Sale Date		3/3/2020	10/9/2020	3/6/2020	6/11/2020	10/22/2019
Sale Price		$160,000	$220,000	$166,000	$179,900	$164,900
Time Adj Sale Price		$161,100	$220,000	$167,100	$180,200	$168,200
TADJSP/SQFT		$106.55	$149.66	$114.14	$127.80	$113.65
Total Adj Factors	$76,100	$76,200	$90,000	$78,900	$72,000	$74,800
Adjusted Sale Price		$161,000	$206,100	$164,300	$184,300	$169,500
Comparable Estimate	$177,000 ($115.23/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-3	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Schuder, John J	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	32 Jamaica Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 126	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1016	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	216 0	300 0	408 0	306 224	270 0
SFLA	1536	1470	1464	1512	1410	1480
Att/Det Gar Sqft	440	748	384	280	440	
Prior Land	$15,300					
Prior Total	$124,800					
Comp Land Estimate	$18,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$76,400	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$206,400	$164,600	$161,300	$184,600	$169,800
Comparable Estimate	$177,000 ($115.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-24	103.05-11-12	102.12-5-13	102.08-5-28	102.12-7-21	103.05-14-46
Owner	Fischer, Kevin W	Rychlicki, Richard	Benker, Jesse D	Mohr, Miranda R	Barrus, Timothy D	Nordin, Courtney
Address	35 Jamaica Ln	45 Deborah Ln	279 Nagel Dr	45 Nadine Dr	121 Goering Ave	86 Joseph 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	110	110	110	110	110	110
School Code	143001	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 115	58 x 103	54 x 110	55 x 100	54 x 142	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1960 / 0	1959 / 0	1960 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1005	1148	1100	1080	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 270	0 0	0 200	0 0
SFLA	960	1005	1148	1100	1080	1108
Att/Det Gar Sqft	418	300	484	308	440	352
Prior Land	$14,600					
Prior Total	$116,000					
Comp Land Estimate	$18,000	$15,800	$15,700	$15,100	$17,800	$14,300
Sale Date		12/13/2019	10/11/2019	9/23/2020	4/12/2019	12/5/2019
Sale Price		$150,000	$155,000	$147,016	$126,900	$162,500
Time Adj Sale Price		$152,000	$158,100	$147,000	$132,000	$164,700
TADJSP/SQFT		$151.24	$137.72	$133.64	$122.22	$148.65
Total Adj Factors	$71,000	$62,700	$73,100	$66,400	$69,200	$66,300
Adjusted Sale Price		$160,300	$156,000	$151,600	$133,800	$169,400
Comparable Estimate	$154,000 ($160.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-2	102.12-5-13	102.08-5-28	102.12-7-21	103.05-14-46	103.05-14-39
Owner	Schwenkbeck, Candace	Benker, Jesse D	Mohr, Miranda R	Barrus, Timothy D	Nordin, Courtney	Deth, Jessica M
Address	36 Jamaica Ln	279 Nagel Dr	45 Nadine Dr	121 Goering Ave	86 Joseph St	114 Joseph 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 127	54 x 110	55 x 100	54 x 142	50 x 100	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1148	1100	1080	1108	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 270	0 0	0 200	0 0	0 405
SFLA	1100	1148	1100	1080	1108	1204
Att/Det Gar Sqft	330	484	308	440	352	440
Prior Land	$12,800					
Prior Total	$106,600					
Comp Land Estimate	$16,000	$15,700	$15,100	$17,800	$14,300	$15,200
Sale Date		10/11/2019	9/23/2020	4/12/2019	12/5/2019	7/21/2020
Sale Price		$155,000	$147,016	$126,900	$162,500	$140,000
Time Adj Sale Price		$158,100	$147,000	$132,000	$164,700	$140,000
TADJSP/SQFT		$137.72	$133.64	$122.22	$148.65	$116.28
Total Adj Factors	$68,800	$73,100	$66,400	$69,200	$66,300	$74,900
Adjusted Sale Price		$153,800	$149,400	$131,600	$167,200	$133,900
Comparable Estimate	$147,000 ($133.64/SFLA)					

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	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-25	103.05-13-9	103.09-11-27	103.09-12-20	103.09-10-23	102.08-9-26
Owner	Kosha, Kristin M	Martinez, Rebecka	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Rutledge, Henry R
Address	43 Jamaica Ln	29 Lucy Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	81 Ellsworth 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	110	110	110	110	110	110
School Code	143001	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	52 x 120	57 x 151	57 x 128	50 x 124
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 289	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1104	1104	1254	1164	1104	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	289 289	306 224	216 0	300 0	408 0	255 0
SFLA	1393	1410	1470	1464	1512	1359
Att/Det Gar Sqft		440	748	384	280	308
Prior Land	$12,200					
Prior Total	$111,700					
Comp Land Estimate	$15,000	$15,400	$16,000	$18,800	$17,400	$16,000
Sale Date		6/11/2020	10/9/2020	3/6/2020	3/3/2020	9/17/2018
Sale Price		$179,900	$220,000	$166,000	$160,000	$137,000
Time Adj Sale Price		$180,200	$220,000	$167,100	$161,100	$147,300
TADJSP/SQFT		$127.80	$149.66	$114.14	$106.55	$108.39
Total Adj Factors	$64,200	$72,000	$90,000	$78,900	$76,200	$70,600
Adjusted Sale Price		$172,400	$194,200	$152,400	$149,100	$140,900
Comparable Estimate	$162,000 ($116.3/SFLA)					

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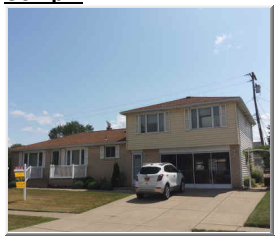
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-2-1	102.12-4-18	102.08-8-36	92.17-12-32	103.09-11-12	103.09-13-20
Owner	Cruz, Sofia	Karakus, Kenan	Hager, Elizabeth J	Che, Kenneth	Forgie, Jeffrey M Jr	Isch, Joseph S
Address	44 Jamaica Ln	13 Monterey Ln	38 Ellsworth Dr	95 Santin Dr	16 Bahama Ln	176 Zoerb 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	110	110	110	110	110	110
School Code	143001	143001	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	129 x 128	50 x 110	61 x 128	65 x 90	55 x 128	120 x 117
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1963 / 0	1961 / 2010	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 110	C Average 105
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	0 / N	0 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	6	4	4
Full/Half Baths	2 / 2	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 1	4 Full 0	4 Full 0
1st Sty Area	1768	949	1021	1215	970	780
2nd Sty Area	1128	1050	840	1215	840	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 390	0 390
SFLA	2896	1999	1861	2310	1810	1620
Att/Det Gar Sqft	414	350	441		300	330
Prior Land	$23,600					
Prior Total	$166,249					
Comp Land Estimate	$25,000	$15,100	$18,100	$15,600	$17,100	$23,000
Sale Date		3/21/2019	9/14/2018	4/5/2018	12/14/2018	1/9/2019
Sale Price		$166,500	$185,000	$205,000	$177,000	$179,000
Time Adj Sale Price		$173,800	$198,900	$226,600	$187,000	$188,000
TADJSP/SQFT		$86.94	$106.88	$98.10	$103.31	$116.05
Total Adj Factors	$116,400	$104,200	$93,400	$123,700	$98,800	$86,700
Adjusted Sale Price		$186,000	$221,900	$219,300	$204,600	$217,700
Comparable Estimate	$210,000 ($72.51/SFLA)					

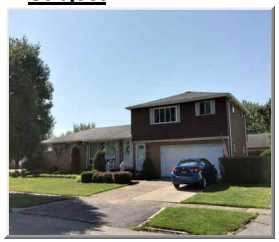
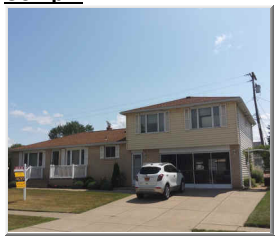
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-1	103.09-11-12	102.08-8-36	102.12-4-18	103.09-13-20	92.17-12-32
Owner	Robinson, Samara M	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Karakus, Kenan	Isch, Joseph S	Che, Kenneth
Address	49 Jamaica Ln	16 Bahama Ln	38 Ellsworth Dr	13 Monterey Ln	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	91 x 113	55 x 128	61 x 128	50 x 110	120 x 117	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 1
1st Sty Area	950	970	1021	949	780	1215
2nd Sty Area	840	840	840	1050	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 320	0 0	0 390	0 0
SFLA	1790	1810	1861	1999	1620	2310
Att/Det Gar Sqft	352	300	441	350	330	
Prior Land	$17,700					
Prior Total	$144,171					
Comp Land Estimate	$20,000	$17,100	$18,100	$15,100	$23,000	$15,600
Sale Date		12/14/2018	9/14/2018	3/21/2019	1/9/2019	4/5/2018
Sale Price		$177,000	$185,000	$166,500	$179,000	$205,000
Time Adj Sale Price		$187,000	$198,900	$173,800	$188,000	$226,600
TADJSP/SQFT		$103.31	$106.88	$86.94	$116.05	$98.10
Total Adj Factors	$89,400	$98,800	$93,400	$104,200	$86,700	$123,700
Adjusted Sale Price		$177,600	$194,900	$159,000	$190,700	$192,300
Comparable Estimate	$183,000 ($102.23/SFLA)					

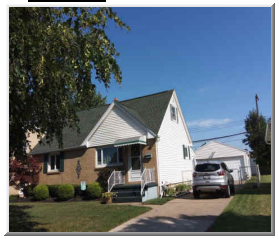
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-9-5	102.08-6-16	103.05-13-2	102.12-6-14	102.12-6-9	102.12-6-18
Owner	Brandner, Clara K	Dunkle, Ryan	Rice, Peter J	Webb, Russell E	Booth, Patricia	Bird, Stephen B
Address	3 Joseph St	56 Joseph St	75 Joseph St	103 Zoerb Ave	71 Zoerb Ave	119 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	75 x 100	50 x 145	45 x 147	51 x 142
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1960 / 0	1961 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 104	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.7	1.7
Bedrooms	4	5	5	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1742	1892	2222	1216	1232	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	104 520	115 437	210 0	0 0	0 0	0 0
SFLA	1846	2007	2432	1768	2156	1715
Att/Det Gar Sqft				528	576	528
Prior Land	$14,700					
Prior Total	$140,800					
Comp Land Estimate	$17,000	$17,300	$17,300	$17,200	$16,100	$17,200
Sale Date		12/12/2019	9/19/2019	6/10/2019	5/28/2020	4/25/2019
Sale Price		$210,000	$215,000	$169,000	$185,000	$165,000
Time Adj Sale Price		$212,800	$220,000	$174,700	$185,600	$171,600
TADJSP/SQFT		$106.03	$90.46	$98.81	$86.09	$100.06
Total Adj Factors	$98,000	$94,000	$106,900	$81,900	$97,200	$80,100
Adjusted Sale Price		$216,800	$211,100	$190,800	$186,400	$189,500
Comparable Estimate	$199,000 ($107.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-29	102.08-6-29	103.05-1-41	92.17-12-4	102.08-5-29	103.05-14-39
Owner	Khanal, Dharma	Khanal, Dharma	Vacanti, Scott	Johnson, Corey W	Corp, Jessica L	Deth, Jessica M
Address	4 Joseph St	4 Joseph St	124 Nadine Dr	125 Santin Dr	49 Nadine Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	55 x 100	75 x 81	55 x 100	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1287	1287	1280	1316	1240	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 600	0 175	0 0	0 420	0 405
SFLA	1287	1287	1280	1316	1240	1204
Att/Det Gar Sqft	550	550	440	294	210	440
Prior Land	$14,700					
Prior Total	$116,500					
Comp Land Estimate	$17,000	$17,300	$15,100	$15,700	$15,100	$15,200
Sale Date		12/20/2019	5/1/2020	6/15/2020	9/20/2019	7/21/2020
Sale Price		$164,000	$155,000	$140,000	$160,000	$140,000
Time Adj Sale Price		$166,200	$155,500	$140,200	$163,800	$140,000
TADJSP/SQFT		$129.14	$121.48	$106.53	$132.10	$116.28
Total Adj Factors	$82,100	$82,100	$75,900	$73,900	$74,100	$74,900
Adjusted Sale Price		$166,200	$161,700	$148,400	$171,800	$147,200
Comparable Estimate	$159,000 ($123.54/SFLA)					

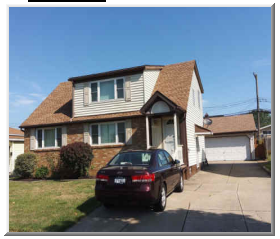
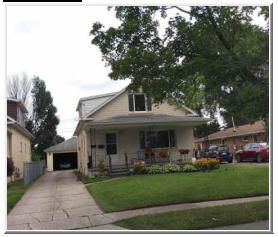
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-9-6	102.08-5-17	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Panzarella, Michael A	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	7 Joseph St	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	57 x 102	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5	1.7
Bedrooms	2	4	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	884	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 936	0 0	0 377	0 0	0 120	0 0
SFLA	1404	1326	1512	1495	1512	1344
Att/Det Gar Sqft	440	273	400	462	440	440
Prior Land	$12,900					
Prior Total	$108,700					
Comp Land Estimate	$16,000	$15,500	$15,100	$15,900	$15,100	$15,200
Sale Date		12/23/2019	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$155,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$157,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$118.48	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$73,800	$66,000	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$164,900	$167,900	$138,300	$173,800	$161,500
Comparable Estimate	$161,000 ($114.67/SFLA)					

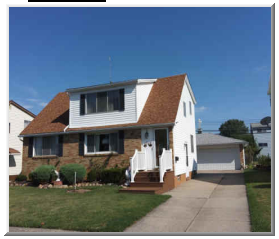
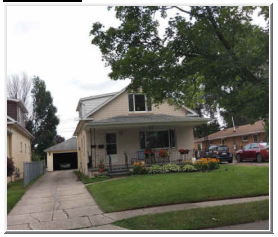
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-28	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Saxer, Carol L	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	8 Joseph St	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	440	528	528	576	528	
Prior Land	$12,500					
Prior Total	$101,500					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$77,300	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$168,800	$170,100	$165,700	$145,300	$148,300
Comparable Estimate	$160,000 ($97.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-9-7	102.08-6-16	103.05-13-2	102.12-6-14	102.12-6-9	102.12-6-18
Owner	Kubiak Living Trust	Dunkle, Ryan	Rice, Peter J	Webb, Russell E	Booth, Patricia	Bird, Stephen B
Address	11 Joseph St	56 Joseph St	75 Joseph St	103 Zoerb Ave	71 Zoerb Ave	119 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	75 x 100	50 x 145	45 x 147	51 x 142
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1960 / 0	1961 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 104	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.7	1.7
Bedrooms	5	5	5	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1742	1892	2222	1216	1232	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	104 520	115 437	210 0	0 0	0 0	0 0
SFLA	1846	2007	2432	1768	2156	1715
Att/Det Gar Sqft				528	576	528
Prior Land	$14,700					
Prior Total	$121,500					
Comp Land Estimate	$17,000	$17,300	$17,300	$17,200	$16,100	$17,200
Sale Date		12/12/2019	9/19/2019	6/10/2019	5/28/2020	4/25/2019
Sale Price		$210,000	$215,000	$169,000	$185,000	$165,000
Time Adj Sale Price		$212,800	$220,000	$174,700	$185,600	$171,600
TADJSP/SQFT		$106.03	$90.46	$98.81	$86.09	$100.06
Total Adj Factors	$85,300	$94,000	$106,900	$81,900	$97,200	$80,100
Adjusted Sale Price		$204,100	$198,400	$178,100	$173,700	$176,800
Comparable Estimate	$186,000 ($100.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-27	102.08-5-17	103.05-13-3	92.17-11-7	103.05-11-32	92.17-10-1
Owner	Fox, Kevin W	Foster, Shane T	Nelligan, Courtney L	Lukasiewicz, Joseph	Zimmer, Daniel J	Tallman, Danielle M
Address	12 Joseph St	223 Santin Dr	7 Lucy Ln	35 Harris Ct	46 Betty Lou Ln	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	57 x 102	55 x 100	50 x 112	59 x 103	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1962 / 0	1959 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.7
Bedrooms	3	4	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	884	884	1008	768	977	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 0	0 0	0 403
SFLA	1325	1326	1512	1344	1495	1234
Att/Det Gar Sqft	440	273	400	440	462	308
Prior Land	$12,500					
Prior Total	$105,500					
Comp Land Estimate	$15,000	$15,500	$15,100	$15,200	$15,900	$15,800
Sale Date		12/23/2019	1/3/2020	7/30/2019	1/17/2020	7/3/2019
Sale Price		$155,000	$180,000	$151,000	$140,000	$150,000
Time Adj Sale Price		$157,100	$181,800	$155,600	$141,400	$154,500
TADJSP/SQFT		$118.48	$120.24	$115.77	$94.58	$125.20
Total Adj Factors	$65,900	$66,000	$87,700	$67,900	$76,900	$66,100
Adjusted Sale Price		$157,000	$160,000	$153,600	$130,400	$154,300
Comparable Estimate	$151,000 ($113.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-26	102.08-5-28	103.05-11-12	102.08-6-22	103.05-14-39	103.05-14-46
Owner	Kehrer, Adam D	Mohr, Miranda R	Rychlicki, Richard	Fuentes, Margaret S	Deth, Jessica M	Nordin, Courtney
Address	16 Joseph St	45 Nadine Dr	45 Deborah Ln	32 Joseph St	114 Joseph St	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	58 x 103	54 x 100	56 x 100	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1100	1005	936	1204	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 405	0 0
SFLA	936	1100	1005	936	1204	1108
Att/Det Gar Sqft	484	308	300	312	440	352
Prior Land	$12,500					
Prior Total	$88,100					
Comp Land Estimate	$15,000	$15,100	$15,800	$14,900	$15,200	$14,300
Sale Date		9/23/2020	12/13/2019	3/21/2018	7/21/2020	12/5/2019
Sale Price		$147,016	$150,000	$112,000	$140,000	$162,500
Time Adj Sale Price		$147,000	$152,000	$124,500	$140,000	$164,700
TADJSP/SQFT		$133.64	$151.24	$133.01	$116.28	$148.65
Total Adj Factors	$60,500	$66,400	$62,700	$59,500	$74,900	$66,300
Adjusted Sale Price		$141,100	$149,800	$125,500	$125,600	$158,900
Comparable Estimate	$140,000 ($149.57/SFLA)					

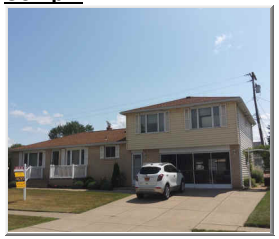
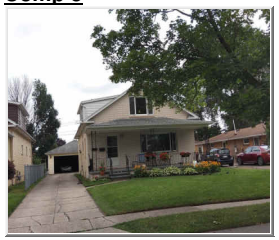
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-25	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Gugino, Deborah A	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	20 Joseph St	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	4	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	660	528	528	576	528	
Prior Land	$12,500					
Prior Total	$114,200					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$88,100	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$179,600	$180,900	$176,500	$156,100	$159,100
Comparable Estimate	$170,000 ($103.79/SFLA)					

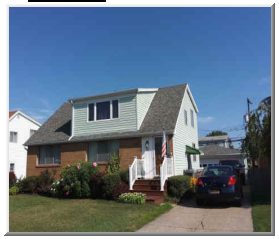
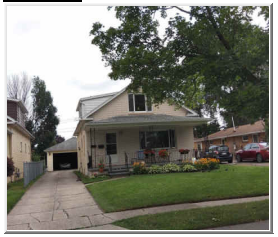
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-24	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Sullivan, Dorothy	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	24 Joseph St	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	720	528	528	576	528	
Prior Land	$12,500					
Prior Total	$99,000					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$78,000	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$169,500	$170,800	$166,400	$146,000	$149,000
Comparable Estimate	$160,000 ($97.68/SFLA)					

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

Roll Year: 2021

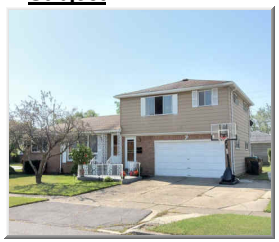
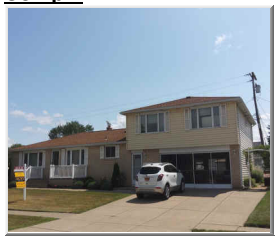
Option : 110_ENPM_OPTIONS

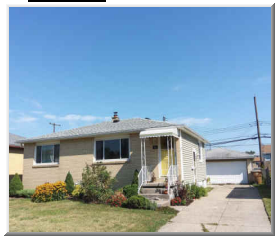
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-1	102.08-6-16	103.05-13-2	102.12-6-14	102.12-6-18	102.12-6-9
Owner	Weisansal, Patrick M II	Dunkle, Ryan	Rice, Peter J	Webb, Russell E	Bird, Stephen B	Booth, Patricia
Address	27 Joseph St	56 Joseph St	75 Joseph St	103 Zoerb Ave	119 Zoerb Ave	71 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	75 x 100	50 x 145	51 x 142	45 x 147
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1960 / 0	1957 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 104	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.7	1.7
Bedrooms	5	5	5	4	5	5
Full/Half Baths	2 / 1	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1638	1892	2222	1216	980	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	104 0	115 437	210 0	0 0	0 0	0 0
SFLA	1742	2007	2432	1768	1715	2156
Att/Det Gar Sqft				528	528	576
Prior Land	$14,700					
Prior Total	$134,000					
Comp Land Estimate	$17,000	$17,300	$17,300	$17,200	$17,200	$16,100
Sale Date		12/12/2019	9/19/2019	6/10/2019	4/25/2019	5/28/2020
Sale Price		$210,000	$215,000	$169,000	$165,000	$185,000
Time Adj Sale Price		$212,800	$220,000	$174,700	$171,600	$185,600
TADJSP/SQFT		$106.03	$90.46	$98.81	$100.06	$86.09
Total Adj Factors	$93,400	$94,000	$106,900	$81,900	$80,100	$97,200
Adjusted Sale Price		$212,200	$206,500	$186,200	$184,900	$181,800
Comparable Estimate	$194,000 ($111.37/SFLA)					

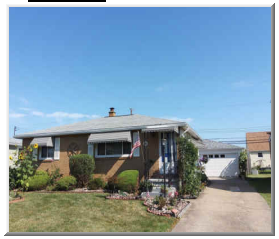
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-23	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Ippolito, Donna L	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	28 Joseph St	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	528	528	528	576	528	
Prior Land	$12,200					
Prior Total	$99,000					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$76,000	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$167,500	$168,800	$164,400	$144,000	$147,000
Comparable Estimate	$158,000 ($96.46/SFLA)					

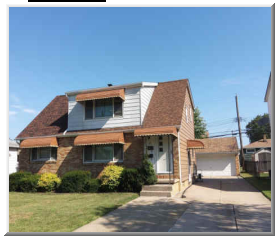
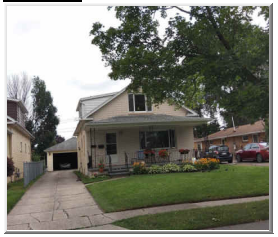
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-2	103.05-13-29	92.17-12-4	102.08-6-29	103.09-13-7	103.05-8-13
Owner	Stachura, Leon R	Rogers, Cynthia L	Johnson, Corey W	Khanal, Dharma	Dorman, Andrew D	Mirzad, Sediqa
Address	31 Joseph St	130 Nagel Dr	125 Santin Dr	4 Joseph St	18 Nassau Ln	69 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 131	54 x 115	75 x 81	75 x 100	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1962 / 0	1962 / 0	1959 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 2	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	1544	1382	1316	1287	1351	1492
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 400	0 960
SFLA	1544	1382	1316	1287	1351	1492
Att/Det Gar Sqft	400	352	294	550	375	480
Prior Land	$13,000					
Prior Total	$112,600					
Comp Land Estimate	$16,000	$16,100	$15,700	$17,300	$17,000	$15,500
Sale Date		8/5/2020	6/15/2020	12/20/2019	7/28/2020	11/14/2019
Sale Price		$179,800	$140,000	$164,000	$171,000	$199,900
Time Adj Sale Price		$179,800	$140,200	$166,200	$171,000	$203,200
TADJSP/SQFT		$130.10	$106.53	$129.14	$126.57	$136.19
Total Adj Factors	$79,800	$81,700	$73,900	$82,100	$94,300	$91,300
Adjusted Sale Price		$177,900	$146,100	$163,900	$156,500	$191,700
Comparable Estimate	$167,000 ($108.16/SFLA)					

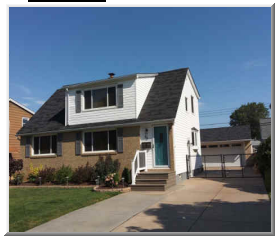
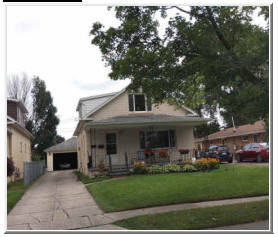
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-22	102.08-5-28	103.05-11-12	102.08-6-22	103.05-14-39	103.05-14-46
Owner	Fuentes Margaret S	Mohr, Miranda R	Rychlicki, Richard	Fuentes, Margaret S	Deth, Jessica M	Nordin, Courtney
Address	32 Joseph St	45 Nadine Dr	45 Deborah Ln	32 Joseph St	114 Joseph St	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 100	55 x 100	58 x 103	54 x 100	56 x 100	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1100	1005	936	1204	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 405	0 0
SFLA	936	1100	1005	936	1204	1108
Att/Det Gar Sqft	312	308	300	312	440	352
Prior Land	$12,200					
Prior Total	$83,400					
Comp Land Estimate	$15,000	$15,100	$15,800	$14,900	$15,200	$14,300
Sale Date		9/23/2020	12/13/2019	3/21/2018	7/21/2020	12/5/2019
Sale Price		$147,016	$150,000	$112,000	$140,000	$162,500
Time Adj Sale Price		$147,000	$152,000	$124,500	$140,000	$164,700
TADJSP/SQFT		$133.64	$151.24	$133.01	$116.28	$148.65
Total Adj Factors	$59,500	$66,400	$62,700	$59,500	$74,900	$66,300
Adjusted Sale Price		$140,100	$148,800	$124,500	$124,600	$157,900
Comparable Estimate	$139,000 ($148.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-3	102.08-6-16	103.05-13-2	102.12-6-9	92.17-11-16	102.08-9-2
Owner	Sallaj, Ream	Dunkle, Ryan	Rice, Peter J	Booth, Patricia	Alharbi, Amin	Kaur, Amarjit
Address	35 Joseph St	56 Joseph St	75 Joseph St	71 Zoerb Ave	688 Dick Rd	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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	75 x 100	45 x 147	50 x 86	50 x 125
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1961 / 0	1960 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 104	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	2.0	2.0
Bedrooms	6	5	5	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2054	1892	2222	1232	1140	1384
2nd Sty Area	0	0	0	0	1140	936
Fin Bsmt/Fin Rec Rm	104 0	115 437	210 0	0 0	0 0	0 936
SFLA	2158	2007	2432	2156	2280	2320
Att/Det Gar Sqft				576	440	528
Prior Land	$14,700					
Prior Total	$126,800					
Comp Land Estimate	$17,000	$17,300	$17,300	$16,100	$13,300	$16,000
Sale Date		12/12/2019	9/19/2019	5/28/2020	4/15/2020	11/27/2018
Sale Price		$210,000	$215,000	$185,000	$235,000	$161,000
Time Adj Sale Price		$212,800	$220,000	$185,600	$236,200	$171,100
TADJSP/SQFT		$106.03	$90.46	$86.09	$103.60	$73.75
Total Adj Factors	$94,700	$94,000	$106,900	$97,200	$103,900	$103,100
Adjusted Sale Price		$213,500	$207,800	$183,100	$227,000	$162,700
Comparable Estimate	$199,000 ($92.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-21	102.08-5-28	103.05-11-12	102.08-6-22	103.05-14-39	103.05-14-46
Owner	Paulello, Keith J	Mohr, Miranda R	Rychlicki, Richard	Fuentes, Margaret S	Deth, Jessica M	Nordin, Courtney
Address	36 Joseph St	45 Nadine Dr	45 Deborah Ln	32 Joseph St	114 Joseph St	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	58 x 103	54 x 100	56 x 100	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1100	1005	936	1204	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 405	0 0
SFLA	936	1100	1005	936	1204	1108
Att/Det Gar Sqft	440	308	300	312	440	352
Prior Land	$12,500					
Prior Total	$95,100					
Comp Land Estimate	$15,000	$15,100	$15,800	$14,900	$15,200	$14,300
Sale Date		9/23/2020	12/13/2019	3/21/2018	7/21/2020	12/5/2019
Sale Price		$147,016	$150,000	$112,000	$140,000	$162,500
Time Adj Sale Price		$147,000	$152,000	$124,500	$140,000	$164,700
TADJSP/SQFT		$133.64	$151.24	$133.01	$116.28	$148.65
Total Adj Factors	$59,300	$66,400	$62,700	$59,500	$74,900	$66,300
Adjusted Sale Price		$139,900	$148,600	$124,300	$124,400	$157,700
Comparable Estimate	$139,000 ($148.5/SFLA)					

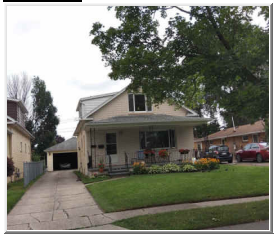
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-20	102.08-5-28	103.05-11-12	102.08-6-22	103.05-14-39	103.05-14-46
Owner	Weston, Allen	Mohr, Miranda R	Rychlicki, Richard	Fuentes, Margaret S	Deth, Jessica M	Nordin, Courtney
Address	40 Joseph St	45 Nadine Dr	45 Deborah Ln	32 Joseph St	114 Joseph St	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	58 x 103	54 x 100	56 x 100	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	2	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1100	1005	936	1204	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 405	0 0
SFLA	936	1100	1005	936	1204	1108
Att/Det Gar Sqft	308	308	300	312	440	352
Prior Land	$12,500					
Prior Total	$91,400					
Comp Land Estimate	$15,000	$15,100	$15,800	$14,900	$15,200	$14,300
Sale Date		9/23/2020	12/13/2019	3/21/2018	7/21/2020	12/5/2019
Sale Price		$147,016	$150,000	$112,000	$140,000	$162,500
Time Adj Sale Price		$147,000	$152,000	$124,500	$140,000	$164,700
TADJSP/SQFT		$133.64	$151.24	$133.01	$116.28	$148.65
Total Adj Factors	$58,700	$66,400	$62,700	$59,500	$74,900	$66,300
Adjusted Sale Price		$139,300	$148,000	$123,700	$123,800	$157,100
Comparable Estimate	$138,000 ($147.44/SFLA)					

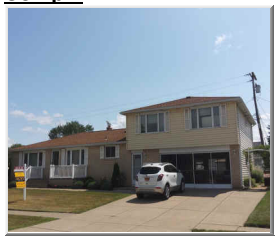
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-19	102.12-6-14	102.12-6-9	102.12-6-18	102.08-9-2	92.14-5-21
Owner	Rossi, John	Webb, Russell E	Booth, Patricia	Bird, Stephen B	Kaur, Amarjit	Elmore, Kristen Viola
Address	44 Joseph St	103 Zoerb Ave	71 Zoerb Ave	119 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 145	45 x 147	51 x 142	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1961 / 0	1957 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	4	5	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1160	1216	1232	980	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1862	1768	2156	1715	2320	1911
Att/Det Gar Sqft	528	528	576	528	528	
Prior Land	$12,500					
Prior Total	$119,900					
Comp Land Estimate	$15,000	$17,200	$16,100	$17,200	$16,000	$16,000
Sale Date		6/10/2019	5/28/2020	4/25/2019	11/27/2018	11/1/2019
Sale Price		$169,000	$185,000	$165,000	$161,000	$153,000
Time Adj Sale Price		$174,700	$185,600	$171,600	$171,100	$155,600
TADJSP/SQFT		$98.81	$86.09	$100.06	$73.75	$81.42
Total Adj Factors	$83,600	$81,900	$97,200	$80,100	$103,100	$84,600
Adjusted Sale Price		$176,400	$172,000	$175,100	$151,600	$154,600
Comparable Estimate	$166,000 ($89.15/SFLA)					

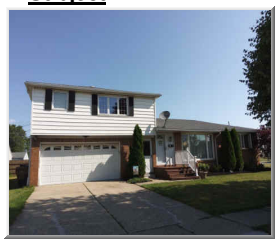
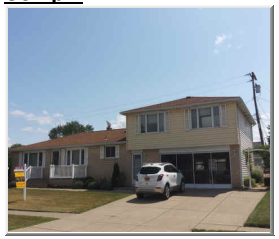
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-18	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Bishop, Ronald	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	48 Joseph St	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 432	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	528	528	528	576	528	
Prior Land	$12,500					
Prior Total	$111,000					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$78,300	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$169,800	$171,100	$166,700	$146,300	$149,300
Comparable Estimate	$161,000 ($98.29/SFLA)					

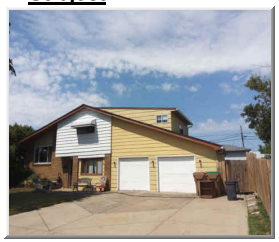
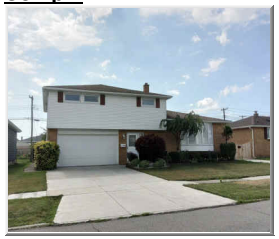
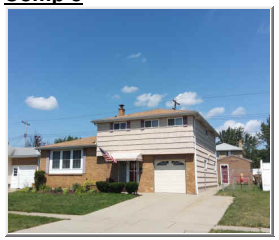
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-1	102.12-6-14	102.12-6-18	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Shandraw, Daniel M	Webb, Russell E	Bird, Stephen B	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	49 Joseph St	103 Zoerb Ave	119 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	120 x 75	50 x 145	51 x 142	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1957 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	4	5	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1008	1216	980	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1764	1768	1715	2156	2320	1911
Att/Det Gar Sqft	550	528	528	576	528	
Prior Land	$17,200					
Prior Total	$128,400					
Comp Land Estimate	$18,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		6/10/2019	4/25/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$169,000	$165,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$174,700	$171,600	$185,600	$171,100	$155,600
TADJSP/SQFT		$98.81	$100.06	$86.09	$73.75	$81.42
Total Adj Factors	$95,800	$81,900	$80,100	$97,200	$103,100	$84,600
Adjusted Sale Price		$188,600	$187,300	$184,200	$163,800	$166,800
Comparable Estimate	$178,000 ($100.91/SFLA)					

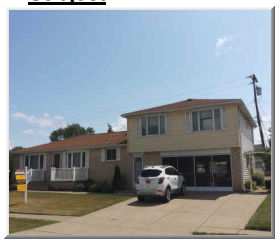
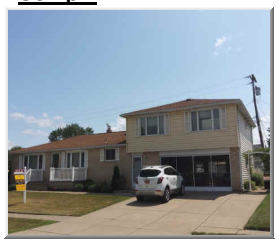
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-17	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Hauck, David W	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	52 Joseph St	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 624	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	749	528	528	576	528	
Prior Land	$12,500					
Prior Total	$115,800					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$82,500	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$174,000	$175,300	$170,900	$150,500	$153,500
Comparable Estimate	$165,000 ($100.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-2	102.08-6-16	103.05-13-2	102.12-6-9	102.12-6-14	92.17-11-16
Owner	Edbauer, Kenneth G	Dunkle, Ryan	Rice, Peter J	Booth, Patricia	Webb, Russell E	Alharbi, Amin
Address	55 Joseph St	56 Joseph St	75 Joseph St	71 Zoerb Ave	103 Zoerb Ave	688 Dick 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 118	75 x 100	75 x 100	45 x 147	50 x 145	50 x 86
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	04 Cape cod	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1961 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 156	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	1.7	2.0
Bedrooms	5	5	5	5	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1756	1892	2222	1232	1216	1140
2nd Sty Area	0	0	0	0	0	1140
Fin Bsmt/Fin Rec Rm	156 468	115 437	210 0	0 0	0 0	0 0
SFLA	1912	2007	2432	2156	1768	2280
Att/Det Gar Sqft				576	528	440
Prior Land	$16,000					
Prior Total	$158,800					
Comp Land Estimate	$19,000	$17,300	$17,300	$16,100	$17,200	$13,300
Sale Date		12/12/2019	9/19/2019	5/28/2020	6/10/2019	4/15/2020
Sale Price		$210,000	$215,000	$185,000	$169,000	$235,000
Time Adj Sale Price		$212,800	$220,000	$185,600	$174,700	$236,200
TADJSP/SQFT		$106.03	$90.46	$86.09	$98.81	$103.60
Total Adj Factors	$104,400	$94,000	$106,900	$97,200	$81,900	$103,900
Adjusted Sale Price		$223,200	$217,500	$192,800	$197,200	$236,700
Comparable Estimate	$213,000 ($111.4/SFLA)					

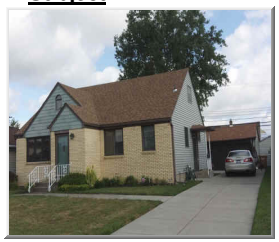
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-6-16	102.08-6-16	103.05-13-2	102.12-6-9	92.17-11-16	103.05-2-50
Owner	Dunkle, Ryan	Dunkle, Ryan	Rice, Peter J	Booth, Patricia	Alharbi, Amin	Wilhelm, Cory
Address	56 Joseph St	56 Joseph St	75 Joseph St	71 Zoerb Ave	688 Dick Rd	1302 George Urban Blv
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	75 x 100	45 x 147	50 x 86	50 x 100
Building Style	03 Split level	03 Split level	03 Split level	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1961 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 115	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.7	2.0	2.0
Bedrooms	5	5	5	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1892	1892	2222	1232	1140	1232
2nd Sty Area	0	0	0	0	1140	1232
Fin Bsmt/Fin Rec Rm	115 437	115 437	210 0	0 0	0 0	0 616
SFLA	2007	2007	2432	2156	2280	2464
Att/Det Gar Sqft				576	440	528
Prior Land	$14,700					
Prior Total	$130,900					
Comp Land Estimate	$17,000	$17,300	$17,300	$16,100	$13,300	$14,300
Sale Date		12/12/2019	9/19/2019	5/28/2020	4/15/2020	8/19/2019
Sale Price		$210,000	$215,000	$185,000	$235,000	$205,000
Time Adj Sale Price		$212,800	$220,000	$185,600	$236,200	$210,500
TADJSP/SQFT		$106.03	$90.46	$86.09	$103.60	$85.43
Total Adj Factors	$94,000	$94,000	$106,900	$97,200	$103,900	$99,400
Adjusted Sale Price		$212,800	$207,100	$182,400	$226,300	$205,100
Comparable Estimate	$207,000 ($103.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-50	103.05-13-20	103.05-11-1	103.05-7-1	103.05-9-11	92.17-12-33
Owner	Mercurio, Thomas J Jr	Mainella, Maria N	Shilpi, Shamima Uddin	Lockett, Antwan	Thapa, Deo	Burkett, Shawn E
Address	70 Joseph St	73 Lucy Ln	4 Betty Lou Ln	9 Marlene Dr	37 Leni Ln	99 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	44 x 108	75 x 100	90 x 105	60 x 101	65 x 90
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	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1963 / 0	1961 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 504	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 1
1st Sty Area	1624	1288	1715	1569	1701	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	504 0	820 0	556 0	663 0	574 0	570 0
SFLA	2128	2108	2271	2232	2275	1948
Att/Det Gar Sqft						
Prior Land	$14,800					
Prior Total	$144,200					
Comp Land Estimate	$17,000	$13,700	$17,300	$19,400	$15,900	$15,600
Sale Date		8/13/2020	3/26/2020	6/26/2020	2/15/2019	12/14/2018
Sale Price		$176,000	$205,000	$210,000	$175,000	$170,000
Time Adj Sale Price		$176,000	$206,400	$210,400	$183,200	$179,600
TADJSP/SQFT		$83.49	$90.89	$94.27	$80.53	$92.20
Total Adj Factors	$98,400	$92,500	$110,300	$103,600	$105,700	$87,300
Adjusted Sale Price		$181,900	$194,500	$205,200	$175,900	$190,700
Comparable Estimate	$190,000 ($89.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-49	103.05-13-3	102.08-5-17	103.05-11-32	92.17-11-7	103.05-13-6
Owner	Brzozowiec Teresa K	Nelligan, Courtney L	Foster, Shane T	Zimmer, Daniel J	Lukasiewicz, Joseph	Sweet, Helen
Address	74 Joseph St	7 Lucy Ln	223 Santin Dr	46 Betty Lou Ln	35 Harris Ct	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	57 x 102	59 x 103	50 x 112	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1962 / 0	1958 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.7	1.5
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	918	1008	884	977	768	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 0	0 120
SFLA	1377	1512	1326	1495	1344	1512
Att/Det Gar Sqft	420	400	273	462	440	440
Prior Land	$12,500					
Prior Total	$114,400					
Comp Land Estimate	$15,000	$15,100	$15,500	$15,900	$15,200	$15,100
Sale Date		1/3/2020	12/23/2019	1/17/2020	7/30/2019	11/2/2018
Sale Price		$180,000	$155,000	$140,000	$151,000	$162,000
Time Adj Sale Price		$181,800	$157,100	$141,400	$155,600	$172,200
TADJSP/SQFT		$120.24	$118.48	$94.58	$115.77	$113.89
Total Adj Factors	$67,600	$87,700	$66,000	$76,900	$67,900	$72,200
Adjusted Sale Price		$161,700	$158,700	$132,100	$155,300	$167,600
Comparable Estimate	$155,000 ($112.56/SFLA)					

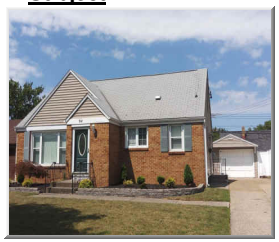
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-2	103.05-13-2	102.08-6-16	103.05-2-50	103.05-2-45	92.17-11-16
Owner	Rice, Peter J	Rice, Peter J	Dunkle, Ryan	Wilhelm, Cory	Syed, Jamil Haider	Alharbi, Amin
Address	75 Joseph St	75 Joseph St	56 Joseph St	1302 George Urban Blv	1322 George Urban Blv	688 Dick 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	75 x 100	75 x 100	50 x 100	50 x 100	50 x 86
Building Style	03 Split level	03 Split level	03 Split level	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1960 / 0	1961 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 210	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	2.0	2.0
Bedrooms	5	5	5	6	6	6
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2222	2222	1892	1232	1232	1140
2nd Sty Area	0	0	0	1232	1232	1140
Fin Bsmt/Fin Rec Rm	210 0	210 0	115 437	0 616	0 0	0 0
SFLA	2432	2432	2007	2464	2464	2280
Att/Det Gar Sqft				528	484	440
Prior Land	$14,700					
Prior Total	$151,500					
Comp Land Estimate	$17,000	$17,300	$17,300	$14,300	$14,300	$13,300
Sale Date		9/19/2019	12/12/2019	8/19/2019	3/15/2019	4/15/2020
Sale Price		$215,000	$210,000	$205,000	$170,050	$235,000
Time Adj Sale Price		$220,000	$212,800	$210,500	$177,500	$236,200
TADJSP/SQFT		$90.46	$106.03	$85.43	$72.04	$103.60
Total Adj Factors	$106,900	$106,900	$94,000	$99,400	$97,800	$103,900
Adjusted Sale Price		$220,000	$225,700	$218,000	$186,600	$239,200
Comparable Estimate	$218,000 ($89.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-48	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	103.05-1-41
Owner	Chartrand, Judith A	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Vacanti, Scott
Address	78 Joseph St	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	1959 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1100	1204	1108	1100	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 465	0 0	0 405	0 0	0 250	0 175
SFLA	1108	1100	1204	1108	1100	1280
Att/Det Gar Sqft	420	308	440	352	400	440
Prior Land	$12,500					
Prior Total	$111,400					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	5/1/2020
Sale Price		$147,016	$140,000	$162,500	$155,000	$155,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$155,500
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$121.48
Total Adj Factors	$68,300	$66,400	$74,900	$66,300	$67,000	$75,900
Adjusted Sale Price		$148,900	$133,400	$166,700	$159,400	$147,900
Comparable Estimate	$151,000 ($136.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-47	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Hoffman, Kenneth F	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	82 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	4	3	4	3	4	4
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1048	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 0	0 0
SFLA	1552	1512	1495	1512	1326	1344
Att/Det Gar Sqft	576	400	462	440	273	440
Prior Land	$12,500					
Prior Total	$124,600					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$76,700	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$170,800	$141,200	$176,700	$167,800	$164,400
Comparable Estimate	$164,000 ($105.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-46	103.05-14-46	102.08-5-28	103.05-14-39	103.05-1-38	103.05-11-12
Owner	Nordin, Courtney	Nordin, Courtney	Mohr, Miranda R	Deth, Jessica M	Gearhart, Scott J	Rychlicki, Richard
Address	86 Joseph St	86 Joseph St	45 Nadine Dr	114 Joseph St	136 Nadine Dr	45 Deborah Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	55 x 100	56 x 100	50 x 100	58 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	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1959 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1108	1100	1204	1100	1005
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 405	0 250	0 0
SFLA	1108	1108	1100	1204	1100	1005
Att/Det Gar Sqft	352	352	308	440	400	300
Prior Land	$11,300					
Prior Total	$116,000					
Comp Land Estimate	$14,000	$14,300	$15,100	$15,200	$14,300	$15,800
Sale Date		12/5/2019	9/23/2020	7/21/2020	10/25/2019	12/13/2019
Sale Price		$162,500	$147,016	$140,000	$155,000	$150,000
Time Adj Sale Price		$164,700	$147,000	$140,000	$158,100	$152,000
TADJSP/SQFT		$148.65	$133.64	$116.28	$143.73	$151.24
Total Adj Factors	$66,300	$66,300	$66,400	$74,900	$67,000	$62,700
Adjusted Sale Price		$164,700	$146,900	$131,400	$157,400	$155,600
Comparable Estimate	$151,000 ($136.28/SFLA)					

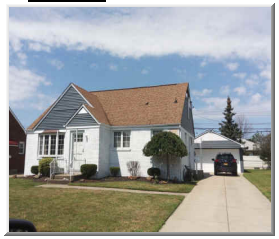
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-45	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Urso, Frederick F	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	90 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	2	3	4	3	4	4
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1048	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 0	0 0
SFLA	1552	1512	1495	1512	1326	1344
Att/Det Gar Sqft	294	400	462	440	273	440
Prior Land	$13,000					
Prior Total	$116,000					
Comp Land Estimate	$16,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$74,800	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$168,900	$139,300	$174,800	$165,900	$162,500
Comparable Estimate	$162,000 ($104.38/SFLA)					

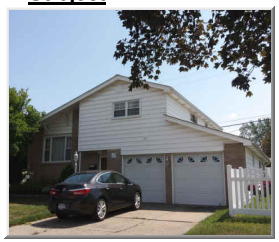
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-44	103.05-13-3	103.05-11-32	103.05-13-6	103.05-14-31	102.08-5-17
Owner	Miller, David M	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Sengupta, Mrityunjoy	Foster, Shane T
Address	94 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	146 Joseph St	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	60 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1959 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1008	977	1008	1048	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 377	0 0	0 120	0 425	0 0
SFLA	1614	1512	1495	1512	1692	1326
Att/Det Gar Sqft	308	400	462	440	468	273
Prior Land	$12,500					
Prior Total	$127,600					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,800	$15,500
Sale Date		1/3/2020	1/17/2020	11/2/2018	5/21/2018	12/23/2019
Sale Price		$180,000	$140,000	$162,000	$152,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$167,100	$157,100
TADJSP/SQFT		$120.24	$94.58	$113.89	$98.76	$118.48
Total Adj Factors	$80,100	$87,700	$76,900	$72,200	$98,800	$66,000
Adjusted Sale Price		$174,200	$144,600	$180,100	$148,400	$171,200
Comparable Estimate	$164,000 ($101.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-43	103.05-13-3	103.05-11-32	103.05-13-6	103.05-14-31	102.08-5-17
Owner	Kozlowski, Gail A	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Sengupta, Mrityunjoy	Foster, Shane T
Address	98 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	146 Joseph St	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	60 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1962 / 0	1959 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1086	1008	977	1008	1048	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 425	0 0
SFLA	1590	1512	1495	1512	1692	1326
Att/Det Gar Sqft		400	462	440	468	273
Prior Land	$12,500					
Prior Total	$117,900					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,800	$15,500
Sale Date		1/3/2020	1/17/2020	11/2/2018	5/21/2018	12/23/2019
Sale Price		$180,000	$140,000	$162,000	$152,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$167,100	$157,100
TADJSP/SQFT		$120.24	$94.58	$113.89	$98.76	$118.48
Total Adj Factors	$72,000	$87,700	$76,900	$72,200	$98,800	$66,000
Adjusted Sale Price		$166,100	$136,500	$172,000	$140,300	$163,100
Comparable Estimate	$156,000 ($98.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-42	103.05-14-39	102.08-5-28	103.05-14-46	103.05-1-38	103.05-1-41
Owner	Kwiatkowski, Sarah	Deth, Jessica M	Mohr, Miranda R	Nordin, Courtney	Gearhart, Scott J	Vacanti, Scott
Address	102 Joseph St	114 Joseph St	45 Nadine Dr	86 Joseph St	136 Nadine Dr	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	56 x 100	55 x 100	50 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1959 / 0	1969 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1204	1100	1108	1100	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 0	0 0	0 250	0 175
SFLA	1107	1204	1100	1108	1100	1280
Att/Det Gar Sqft	440	440	308	352	400	440
Prior Land	$12,500					
Prior Total	$111,400					
Comp Land Estimate	$15,000	$15,200	$15,100	$14,300	$14,300	$15,100
Sale Date		7/21/2020	9/23/2020	12/5/2019	10/25/2019	5/1/2020
Sale Price		$140,000	$147,016	$162,500	$155,000	$155,000
Time Adj Sale Price		$140,000	$147,000	$164,700	$158,100	$155,500
TADJSP/SQFT		$116.28	$133.64	$148.65	$143.73	$121.48
Total Adj Factors	$69,100	$74,900	$66,400	$66,300	$67,000	$75,900
Adjusted Sale Price		$134,200	$149,700	$167,500	$160,200	$148,700
Comparable Estimate	$152,000 ($137.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-41	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Erismann, Jean M	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	106 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 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	4 Full 0	4 Full 0
1st Sty Area	1008	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 0	0 0
SFLA	1512	1512	1495	1512	1326	1344
Att/Det Gar Sqft	420	400	462	440	273	440
Prior Land	$12,600					
Prior Total	$117,400					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$74,900	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$169,000	$139,400	$174,900	$166,000	$162,600
Comparable Estimate	$162,000 ($107.14/SFLA)					

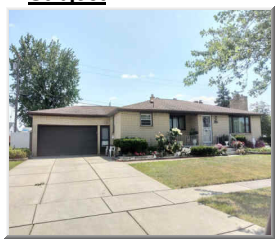
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-40	103.05-13-3	103.05-11-32	103.05-14-31	103.05-13-6	102.08-5-17
Owner	Johnson, Chelsea	Nelligan, Courtney L	Zimmer, Daniel J	Sengupta, Mrityunjoy	Sweet, Helen	Foster, Shane T
Address	110 Joseph St	7 Lucy Ln	46 Betty Lou Ln	146 Joseph St	19 Lucy Ln	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	55 x 100	59 x 103	60 x 100	55 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1959 / 0	1962 / 0	1958 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1245	1008	977	1048	1008	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 425	0 120	0 0
SFLA	2022	1512	1495	1692	1512	1326
Att/Det Gar Sqft	440	400	462	468	440	273
Prior Land	$15,200					
Prior Total	$139,772					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,800	$15,100	$15,500
Sale Date		1/3/2020	1/17/2020	5/21/2018	11/2/2018	12/23/2019
Sale Price		$180,000	$140,000	$152,000	$162,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$167,100	$172,200	$157,100
TADJSP/SQFT		$120.24	$94.58	$98.76	$113.89	$118.48
Total Adj Factors	$100,500	$87,700	$76,900	$98,800	$72,200	$66,000
Adjusted Sale Price		$194,600	$165,000	$168,800	$200,500	$191,600
Comparable Estimate	$184,000 ($91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-11-2	103.09-4-26	103.05-1-17	103.05-13-9	103.09-4-7	103.09-10-23
Owner	Smith, Barbara	Uddin, Mohammed F	Kane, Jason M	Martinez, Rebecka	Nguyen, Viet B	Krech, Kevin D
Address	111 Joseph St	17 Nantucket Dr	80 Santin Dr	29 Lucy Ln	131 Nantucket Dr	31 Bahama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	55 x 105	55 x 100	50 x 115	55 x 105	57 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1961 / 0	1963 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 228	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0
1st Sty Area	1323	1311	1430	1104	1342	1104
2nd Sty Area	195	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	228 0	424 0	360 0	306 224	508 0	408 0
SFLA	1746	1735	1790	1410	1850	1512
Att/Det Gar Sqft				440		280
Prior Land	$14,700					
Prior Total	$129,480					
Comp Land Estimate	$17,000	$15,500	$15,100	$15,400	$15,500	$17,400
Sale Date		9/11/2020	10/10/2018	6/11/2020	4/22/2020	3/3/2020
Sale Price		$175,000	$162,000	$179,900	$195,000	$160,000
Time Adj Sale Price		$175,000	$173,100	$180,200	$196,000	$161,100
TADJSP/SQFT		$100.86	$96.70	$127.80	$105.95	$106.55
Total Adj Factors	$83,200	$80,300	$84,100	$72,000	$87,400	$76,200
Adjusted Sale Price		$177,900	$172,200	$191,400	$191,800	$168,100
Comparable Estimate	$180,000 ($103.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-39	103.05-14-39	103.05-1-41	103.05-10-5	92.17-12-4	103.05-7-28
Owner	Deth, Jessica M	Deth, Jessica M	Vacanti, Scott	Niroula, Hom Prasad	Johnson, Corey W	Autrino, Anthony
Address	114 Joseph St	114 Joseph St	124 Nadine Dr	15 Angela Ln	125 Santin Dr	72 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	56 x 100	55 x 100	55 x 100	75 x 81	55 x 105
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	1960 / 0	1960 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1204	1280	1177	1316	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 405	0 405	0 175	0 544	0 0	0 560
SFLA	1204	1204	1280	1177	1316	1188
Att/Det Gar Sqft	440	440	440	384	294	322
Prior Land	$12,600					
Prior Total	$119,600					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,100	$15,700	$15,500
Sale Date		7/21/2020	5/1/2020	7/15/2019	6/15/2020	1/27/2020
Sale Price		$140,000	$155,000	$170,000	$140,000	$136,900
Time Adj Sale Price		$140,000	$155,500	$175,100	$140,200	$138,300
TADJSP/SQFT		$116.28	$121.48	$148.77	$106.53	$116.41
Total Adj Factors	$73,000	$74,900	$75,900	$74,300	$73,900	$72,700
Adjusted Sale Price		$138,100	$152,600	$173,800	$139,300	$138,600
Comparable Estimate	$148,000 ($122.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-38	103.05-14-39	103.05-11-12	102.08-5-28	103.05-1-38	103.05-14-46
Owner	Wisner, Janet	Deth, Jessica M	Rychlicki, Richard	Mohr, Miranda R	Gearhart, Scott J	Nordin, Courtney
Address	118 Joseph St	114 Joseph St	45 Deborah Ln	45 Nadine Dr	136 Nadine Dr	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	56 x 100	58 x 103	55 x 100	50 x 100	50 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	1959 / 0	1960 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1204	1005	1100	1100	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 0	0 0	0 250	0 0
SFLA	1040	1204	1005	1100	1100	1108
Att/Det Gar Sqft	484	440	300	308	400	352
Prior Land	$12,600					
Prior Total	$106,100					
Comp Land Estimate	$15,000	$15,200	$15,800	$15,100	$14,300	$14,300
Sale Date		7/21/2020	12/13/2019	9/23/2020	10/25/2019	12/5/2019
Sale Price		$140,000	$150,000	$147,016	$155,000	$162,500
Time Adj Sale Price		$140,000	$152,000	$147,000	$158,100	$164,700
TADJSP/SQFT		$116.28	$151.24	$133.64	$143.73	$148.65
Total Adj Factors	$66,300	$74,900	$62,700	$66,400	$67,000	$66,300
Adjusted Sale Price		$131,400	$155,600	$146,900	$157,400	$164,700
Comparable Estimate	$151,000 ($145.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-37	103.05-14-39	103.05-1-38	102.08-5-28	103.05-14-46	103.05-1-41
Owner	Kozak, Erik	Deth, Jessica M	Gearhart, Scott J	Mohr, Miranda R	Nordin, Courtney	Vacanti, Scott
Address	122 Joseph St	114 Joseph St	136 Nadine Dr	45 Nadine Dr	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	56 x 100	50 x 100	55 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1204	1100	1100	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 250	0 0	0 0	0 175
SFLA	1104	1204	1100	1100	1108	1280
Att/Det Gar Sqft	484	440	400	308	352	440
Prior Land	$12,600					
Prior Total	$110,500					
Comp Land Estimate	$15,000	$15,200	$14,300	$15,100	$14,300	$15,100
Sale Date		7/21/2020	10/25/2019	9/23/2020	12/5/2019	5/1/2020
Sale Price		$140,000	$155,000	$147,016	$162,500	$155,000
Time Adj Sale Price		$140,000	$158,100	$147,000	$164,700	$155,500
TADJSP/SQFT		$116.28	$143.73	$133.64	$148.65	$121.48
Total Adj Factors	$68,600	$74,900	$67,000	$66,400	$66,300	$75,900
Adjusted Sale Price		$133,700	$159,700	$149,200	$167,000	$148,200
Comparable Estimate	$152,000 ($137.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-10-1	103.05-13-29	103.05-14-39	92.17-12-4	103.05-1-41	103.09-13-7
Owner	Huynh Thien	Rogers, Cynthia L	Deth, Jessica M	Johnson, Corey W	Vacanti, Scott	Dorman, Andrew D
Address	123 Joseph St	130 Nagel Dr	114 Joseph St	125 Santin Dr	124 Nadine Dr	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 100	54 x 115	56 x 100	75 x 81	55 x 100	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1960 / 0	1962 / 0	1959 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1388	1382	1204	1316	1280	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 175	0 400
SFLA	1388	1382	1204	1316	1280	1351
Att/Det Gar Sqft	440	352	440	294	440	375
Prior Land	$14,700					
Prior Total	$137,500					
Comp Land Estimate	$17,000	$16,100	$15,200	$15,700	$15,100	$17,000
Sale Date		8/5/2020	7/21/2020	6/15/2020	5/1/2020	7/28/2020
Sale Price		$179,800	$140,000	$140,000	$155,000	$171,000
Time Adj Sale Price		$179,800	$140,000	$140,200	$155,500	$171,000
TADJSP/SQFT		$130.10	$116.28	$106.53	$121.48	$126.57
Total Adj Factors	$89,100	$81,700	$74,900	$73,900	$75,900	$94,300
Adjusted Sale Price		$187,200	$154,200	$155,400	$168,700	$165,800
Comparable Estimate	$166,000 ($119.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-36	103.05-13-3	103.05-11-32	103.05-14-31	103.05-13-6	92.17-11-7
Owner	Hoovler, Leslie S	Nelligan, Courtney L	Zimmer, Daniel J	Sengupta, Mrityunjoy	Sweet, Helen	Lukasiewicz, Joseph
Address	126 Joseph St	7 Lucy Ln	46 Betty Lou Ln	146 Joseph St	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	55 x 100	59 x 103	60 x 100	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1962 / 0	1959 / 0	1962 / 0	1958 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1106	1008	977	1048	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 377	0 0	0 425	0 120	0 0
SFLA	1610	1512	1495	1692	1512	1344
Att/Det Gar Sqft	440	400	462	468	440	440
Prior Land	$12,600					
Prior Total	$114,300					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,800	$15,100	$15,200
Sale Date		1/3/2020	1/17/2020	5/21/2018	11/2/2018	7/30/2019
Sale Price		$180,000	$140,000	$152,000	$162,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$167,100	$172,200	$155,600
TADJSP/SQFT		$120.24	$94.58	$98.76	$113.89	$115.77
Total Adj Factors	$79,200	$87,700	$76,900	$98,800	$72,200	$67,900
Adjusted Sale Price		$173,300	$143,700	$147,500	$179,200	$166,900
Comparable Estimate	$162,000 ($100.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-10-2	103.05-8-13	103.09-9-13	103.05-13-29	92.17-12-4	103.05-8-30
Owner	Rokitka, Devon	Mirzad, Sediqa	Powers, Keith R	Rogers, Cynthia L	Johnson, Corey W	Striejewske, Karen L
Address	129 Joseph St	69 Bernice Dr	4 Honduras Ln	130 Nagel Dr	125 Santin Dr	70 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	55 x 105	75 x 128	54 x 115	75 x 81	52 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1965 / 0	1966 / 0	1962 / 0	1962 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	6 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1588	1492	1650	1382	1316	1734
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 0	0 0	0 0
SFLA	1588	1492	1650	1382	1316	1734
Att/Det Gar Sqft	308	480	484	352	294	330
Prior Land	$14,700					
Prior Total	$136,000					
Comp Land Estimate	$17,000	$15,500	$19,700	$16,100	$15,700	$15,000
Sale Date		11/14/2019	8/6/2020	8/5/2020	6/15/2020	9/10/2019
Sale Price		$199,900	$231,000	$179,800	$140,000	$185,000
Time Adj Sale Price		$203,200	$231,000	$179,800	$140,200	$189,300
TADJSP/SQFT		$136.19	$140.00	$130.10	$106.53	$109.17
Total Adj Factors	$92,100	$91,300	$102,100	$81,700	$73,900	$106,700
Adjusted Sale Price		$204,000	$221,000	$190,200	$158,400	$174,700
Comparable Estimate	$190,000 ($119.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-35	103.05-14-39	103.05-1-41	103.05-10-12	92.17-12-4	103.05-3-10
Owner	Mazurkiewicz, Michael	Deth, Jessica M	Vacanti, Scott	Nyberg, Daniel A	Johnson, Corey W	Schanne, Jonathan M
Address	130 Joseph St	114 Joseph St	124 Nadine Dr	43 Angela Ln	125 Santin Dr	27 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	56 x 100	55 x 100	60 x 101	75 x 81	60 x 110
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	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1236	1204	1280	1288	1316	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 405	0 175	0 0	0 0	0 600
SFLA	1236	1204	1280	1288	1316	1288
Att/Det Gar Sqft	440	440	440	440	294	720
Prior Land	$12,600					
Prior Total	$124,900					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,900	$15,700	$16,700
Sale Date		7/21/2020	5/1/2020	2/14/2020	6/15/2020	12/30/2019
Sale Price		$140,000	$155,000	$167,500	$140,000	$187,500
Time Adj Sale Price		$140,000	$155,500	$168,900	$140,200	$190,000
TADJSP/SQFT		$116.28	$121.48	$131.13	$106.53	$147.52
Total Adj Factors	$82,100	$74,900	$75,900	$79,400	$73,900	$80,600
Adjusted Sale Price		$147,200	$161,700	$171,600	$148,400	$191,500
Comparable Estimate	$164,000 ($132.69/SFLA)					

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

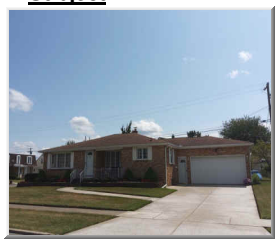
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-34	103.05-13-3	103.05-14-31	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Musilli, Oliver J	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	134 Joseph St	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	60 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1008	1048	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 377	0 425	0 0	0 120	0 0
SFLA	1680	1512	1692	1495	1512	1344
Att/Det Gar Sqft	352	400	468	462	440	440
Prior Land	$12,500					
Prior Total	$111,600					
Comp Land Estimate	$15,000	$15,100	$15,800	$15,900	$15,100	$15,200
Sale Date		1/3/2020	5/21/2018	1/17/2020	11/2/2018	7/30/2019
Sale Price		$180,000	$152,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$172,200	$155,600
TADJSP/SQFT		$120.24	$98.76	$94.58	$113.89	$115.77
Total Adj Factors	$79,700	$87,700	$98,800	$76,900	$72,200	$67,900
Adjusted Sale Price		$173,800	$148,000	$144,200	$179,700	$167,400
Comparable Estimate	$163,000 ($97.02/SFLA)					

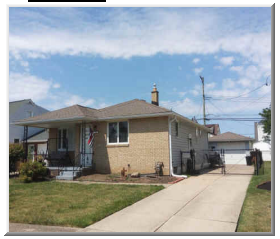
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-33	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Perry, Gordon E	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	138 Joseph St	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1143	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 425	0 377	0 0	0 120	0 0
SFLA	1899	1692	1512	1495	1512	1344
Att/Det Gar Sqft	308	468	400	462	440	440
Prior Land	$12,500					
Prior Total	$124,000					
Comp Land Estimate	$15,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$92,300	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$160,600	$186,400	$156,800	$192,300	$180,000
Comparable Estimate	$175,000 ($92.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-32	92.17-10-1	92.17-11-7	102.08-5-17	103.05-11-32	103.05-13-3
Owner	Horvatits Daniel M	Tallman, Danielle M	Lukasiewicz, Joseph	Foster, Shane T	Zimmer, Daniel J	Nelligan, Courtney L
Address	142 Joseph St	114 Harris Ct	35 Harris Ct	223 Santin Dr	46 Betty Lou Ln	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	60 x 100	50 x 112	57 x 102	59 x 103	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1958 / 0	1958 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	2	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	823	768	884	977	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 0	0 0	0 0	0 377
SFLA	1064	1234	1344	1326	1495	1512
Att/Det Gar Sqft	484	308	440	273	462	400
Prior Land	$12,500					
Prior Total	$73,000					
Comp Land Estimate	$15,000	$15,800	$15,200	$15,500	$15,900	$15,100
Sale Date		7/3/2019	7/30/2019	12/23/2019	1/17/2020	1/3/2020
Sale Price		$150,000	$151,000	$155,000	$140,000	$180,000
Time Adj Sale Price		$154,500	$155,600	$157,100	$141,400	$181,800
TADJSP/SQFT		$125.20	$115.77	$118.48	$94.58	$120.24
Total Adj Factors	$56,900	$66,100	$67,900	$66,000	$76,900	$87,700
Adjusted Sale Price		$145,300	$144,600	$148,000	$121,400	$151,000
Comparable Estimate	$142,000 ($133.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-1	103.05-13-29	92.17-12-4	103.05-1-41	103.05-10-12	103.05-14-39
Owner	Russo, Frank J Sr	Rogers, Cynthia L	Johnson, Corey W	Vacanti, Scott	Nyberg, Daniel A	Deth, Jessica M
Address	143 Joseph St	130 Nagel Dr	125 Santin Dr	124 Nadine Dr	43 Angela Ln	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	54 x 115	75 x 81	55 x 100	60 x 101	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1962 / 0	1959 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1372	1382	1316	1280	1288	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 175	0 0	0 405
SFLA	1372	1382	1316	1280	1288	1204
Att/Det Gar Sqft	440	352	294	440	440	440
Prior Land	$14,700					
Prior Total	$122,300					
Comp Land Estimate	$17,000	$16,100	$15,700	$15,100	$15,900	$15,200
Sale Date		8/5/2020	6/15/2020	5/1/2020	2/14/2020	7/21/2020
Sale Price		$179,800	$140,000	$155,000	$167,500	$140,000
Time Adj Sale Price		$179,800	$140,200	$155,500	$168,900	$140,000
TADJSP/SQFT		$130.10	$106.53	$121.48	$131.13	$116.28
Total Adj Factors	$84,000	$81,700	$73,900	$75,900	$79,400	$74,900
Adjusted Sale Price		$182,100	$150,300	$163,600	$173,500	$149,100
Comparable Estimate	$164,000 ($119.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-31	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Sengupta Mrityunjoy	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	146 Joseph St	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1048	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 425	0 425	0 377	0 0	0 120	0 0
SFLA	1692	1692	1512	1495	1512	1344
Att/Det Gar Sqft	468	468	400	462	440	440
Prior Land	$13,000					
Prior Total	$130,725					
Comp Land Estimate	$16,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$98,800	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$167,100	$192,900	$163,300	$198,800	$186,500
Comparable Estimate	$182,000 ($107.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-2	103.05-8-13	103.05-13-29	103.09-1-18	103.05-1-41	92.17-12-4
Owner	Burns, Frances J	Mirzad, Sediqa	Rogers, Cynthia L	Benbenek, Aurea	Vacanti, Scott	Johnson, Corey W
Address	149 Joseph St	69 Bernice Dr	130 Nagel Dr	17 Creek View Dr	124 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	55 x 105	54 x 115	55 x 105	55 x 100	75 x 81
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1965 / 0	1962 / 0	1964 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1504	1492	1382	1410	1280	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1320	0 960	0 0	0 280	0 175	0 0
SFLA	1504	1492	1382	1410	1280	1316
Att/Det Gar Sqft	483	480	352	440	440	294
Prior Land	$14,700					
Prior Total	$134,600					
Comp Land Estimate	$17,000	$15,500	$16,100	$15,500	$15,100	$15,700
Sale Date		11/14/2019	8/5/2020	8/26/2020	5/1/2020	6/15/2020
Sale Price		$199,900	$179,800	$182,500	$155,000	$140,000
Time Adj Sale Price		$203,200	$179,800	$182,500	$155,500	$140,200
TADJSP/SQFT		$136.19	$130.10	$129.43	$121.48	$106.53
Total Adj Factors	$94,000	$91,300	$81,700	$81,100	$75,900	$73,900
Adjusted Sale Price		$205,900	$192,100	$195,400	$173,600	$160,300
Comparable Estimate	$185,000 ($123.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-30	103.05-14-39	103.05-11-12	103.05-1-38	102.08-5-28	103.05-14-30
Owner	Nowak, Michael T	Deth, Jessica M	Rychlicki, Richard	Gearhart, Scott J	Mohr, Miranda R	Nowak, Michael T
Address	150 Joseph St	114 Joseph St	45 Deborah Ln	136 Nadine Dr	45 Nadine Dr	150 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	56 x 100	58 x 103	50 x 100	55 x 100	50 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	1959 / 0	1960 / 0	1962 / 0	1960 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1204	1005	1100	1100	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 405	0 0	0 250	0 0	0 300
SFLA	1044	1204	1005	1100	1100	1044
Att/Det Gar Sqft	266	440	300	400	308	266
Prior Land	$11,300					
Prior Total	$107,700					
Comp Land Estimate	$14,000	$15,200	$15,800	$14,300	$15,100	$14,300
Sale Date		7/21/2020	12/13/2019	10/25/2019	9/23/2020	7/23/2018
Sale Price		$140,000	$150,000	$155,000	$147,016	$132,900
Time Adj Sale Price		$140,000	$152,000	$158,100	$147,000	$144,500
TADJSP/SQFT		$116.28	$151.24	$143.73	$133.64	$138.41
Total Adj Factors	$70,000	$74,900	$62,700	$67,000	$66,400	$70,000
Adjusted Sale Price		$135,100	$159,300	$161,100	$150,600	$144,500
Comparable Estimate	$150,000 ($143.68/SFLA)					

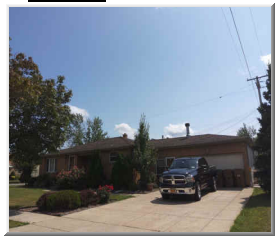
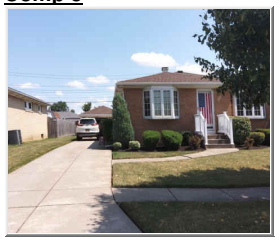
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-29	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Caldarelli, Esther R	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	154 Joseph St	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 1	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 425	0 377	0 0	0 120	0 0
SFLA	1764	1692	1512	1495	1512	1344
Att/Det Gar Sqft	308	468	400	462	440	440
Prior Land	$12,500					
Prior Total	$120,300					
Comp Land Estimate	$15,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$81,700	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$150,000	$175,800	$146,200	$181,700	$169,400
Comparable Estimate	$165,000 ($93.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-28	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7	102.08-5-17
Owner	Hitzel, George A	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph	Foster, Shane T
Address	158 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	50 x 112	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	977	1008	768	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 377	0 0	0 120	0 0	0 0
SFLA	1512	1512	1495	1512	1344	1326
Att/Det Gar Sqft	352	400	462	440	440	273
Prior Land	$12,500					
Prior Total	$108,000					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,200	$15,500
Sale Date		1/3/2020	1/17/2020	11/2/2018	7/30/2019	12/23/2019
Sale Price		$180,000	$140,000	$162,000	$151,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$155,600	$157,100
TADJSP/SQFT		$120.24	$94.58	$113.89	$115.77	$118.48
Total Adj Factors	$72,200	$87,700	$76,900	$72,200	$67,900	$66,000
Adjusted Sale Price		$166,300	$136,700	$172,200	$159,900	$163,300
Comparable Estimate	$160,000 ($105.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-27	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Brown, David C	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	162 Joseph St	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	4	3	4
Full/Half Baths	1 / 1	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1356	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 425	0 377	0 0	0 120	0 0
SFLA	1845	1692	1512	1495	1512	1344
Att/Det Gar Sqft	440	468	400	462	440	440
Prior Land	$12,200					
Prior Total	$133,700					
Comp Land Estimate	$15,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$89,200	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$157,500	$183,300	$153,700	$189,200	$176,900
Comparable Estimate	$172,000 ($93.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-1	103.05-13-29	103.09-1-18	103.05-1-41	92.17-12-4	103.05-10-12
Owner	Siembida Christine	Rogers, Cynthia L	Benbenek, Aurea	Vacanti, Scott	Johnson, Corey W	Nyberg, Daniel A
Address	163 Joseph St	130 Nagel Dr	17 Creek View Dr	124 Nadine Dr	125 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	54 x 115	55 x 105	55 x 100	75 x 81	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1964 / 0	1959 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	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	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1404	1382	1410	1280	1316	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 280	0 175	0 0	0 0
SFLA	1404	1382	1410	1280	1316	1288
Att/Det Gar Sqft	352	352	440	440	294	440
Prior Land	$14,700					
Prior Total	$121,300					
Comp Land Estimate	$17,000	$16,100	$15,500	$15,100	$15,700	$15,900
Sale Date		8/5/2020	8/26/2020	5/1/2020	6/15/2020	2/14/2020
Sale Price		$179,800	$182,500	$155,000	$140,000	$167,500
Time Adj Sale Price		$179,800	$182,500	$155,500	$140,200	$168,900
TADJSP/SQFT		$130.10	$129.43	$121.48	$106.53	$131.13
Total Adj Factors	$85,600	$81,700	$81,100	$75,900	$73,900	$79,400
Adjusted Sale Price		$183,700	$187,000	$165,200	$151,900	$175,100
Comparable Estimate	$173,000 ($123.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-26	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Grandits, James A	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	168 Joseph St	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	4	3	4
Full/Half Baths	1 / 0	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1238	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 425	0 377	0 0	0 120	0 0
SFLA	1742	1692	1512	1495	1512	1344
Att/Det Gar Sqft	460	468	400	462	440	440
Prior Land	$14,700					
Prior Total	$130,800					
Comp Land Estimate	$17,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$87,900	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$156,200	$182,000	$152,400	$187,900	$175,600
Comparable Estimate	$171,000 ($98.16/SFLA)					

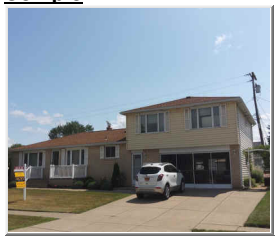
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-2	103.05-8-13	103.09-9-13	103.05-8-30	103.09-1-18	103.05-13-29
Owner	Shaibi, Omer	Mirzad, Sediqa	Powers, Keith R	Striejewske, Karen L	Benbenek, Aurea	Rogers, Cynthia L
Address	169 Joseph St	69 Bernice Dr	4 Honduras Ln	70 Leni Ln	17 Creek View Dr	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	55 x 105	75 x 128	52 x 105	55 x 105	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1961 / 0	1965 / 0	1966 / 0	1966 / 0	1964 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	6 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1596	1492	1650	1734	1410	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 960	0 0	0 0	0 280	0 0
SFLA	1596	1492	1650	1734	1410	1382
Att/Det Gar Sqft	484	480	484	330	440	352
Prior Land	$14,700					
Prior Total	$156,500					
Comp Land Estimate	$17,000	$15,500	$19,700	$15,000	$15,500	$16,100
Sale Date		11/14/2019	8/6/2020	9/10/2019	8/26/2020	8/5/2020
Sale Price		$199,900	$231,000	$185,000	$182,500	$179,800
Time Adj Sale Price		$203,200	$231,000	$189,300	$182,500	$179,800
TADJSP/SQFT		$136.19	$140.00	$109.17	$129.43	$130.10
Total Adj Factors	$111,400	$91,300	$102,100	$106,700	$81,100	$81,700
Adjusted Sale Price		$223,300	$240,300	$194,000	$212,800	$209,500
Comparable Estimate	$216,000 ($135.34/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	103.09-9-14	103.09-9-13	103.05-8-30	103.09-6-4	103.09-13-7	103.05-8-13
Owner	Tendorf, Richard W	Powers, Keith R	Striejewske, Karen L	Warden, Richard	Dorman, Andrew D	Mirzad, Sediqa
Address	5 Kingston Ln	4 Honduras Ln	70 Leni Ln	32 St Lucia Ln	18 Nassau Ln	69 Bernice 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 128	75 x 128	52 x 105	54 x 130	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1966 / 0	1966 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	6 / 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	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1650	1650	1734	1360	1351	1492
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1020	0 0	0 0	0 0	0 400	0 960
SFLA	1650	1650	1734	1360	1351	1492
Att/Det Gar Sqft	484	484	330	484	375	480
Prior Land	$16,700					
Prior Total	$154,000					
Comp Land Estimate	$20,000	$19,700	$15,000	$17,000	$17,000	$15,500
Sale Date		8/6/2020	9/10/2019	6/22/2020	7/28/2020	11/14/2019
Sale Price		$231,000	$185,000	$185,500	$171,000	$199,900
Time Adj Sale Price		$231,000	$189,300	$185,800	$171,000	$203,200
TADJSP/SQFT		$140.00	$109.17	$136.62	$126.57	$136.19
Total Adj Factors	$101,900	$102,100	$106,700	$81,500	$94,300	$91,300
Adjusted Sale Price		$230,800	$184,500	$206,200	$178,600	$213,800
Comparable Estimate	$203,000 ($123.03/SFLA)					

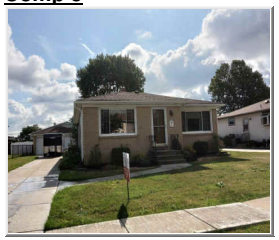
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-15	102.12-6-9	92.17-11-16	103.05-13-2	103.09-2-16	102.08-6-16
Owner	Koczon, Monica M	Booth, Patricia	Alharbi, Amin	Rice, Peter J	Huefner, Andrew J	Dunkle, Ryan
Address	6 Kingston Ln	71 Zoerb Ave	688 Dick Rd	75 Joseph St	238 Creek Dr	56 Joseph St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 128	45 x 147	50 x 86	75 x 100	52 x 105	75 x 100
Building Style	14 other	04 Cape cod	12 Duplex	03 Split level	12 Duplex	03 Split level
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1960 / 0	1962 / 0	1967 / 0	1960 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.7	2.0	1.0	2.0	1.0
Bedrooms	5	5	6	5	5	5
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	3 Partial 2	4 Full 0	4 Full 2
1st Sty Area	1290	1232	1140	2222	1280	1892
2nd Sty Area	952	0	1140	0	1306	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	210 0	0 0	115 437
SFLA	2242	2156	2280	2432	2586	2007
Att/Det Gar Sqft		576	440		484	
Prior Land	$16,700					
Prior Total	$164,000					
Comp Land Estimate	$20,000	$16,100	$13,300	$17,300	$15,000	$17,300
Sale Date		5/28/2020	4/15/2020	9/19/2019	3/2/2020	12/12/2019
Sale Price		$185,000	$235,000	$215,000	$185,000	$210,000
Time Adj Sale Price		$185,600	$236,200	$220,000	$186,200	$212,800
TADJSP/SQFT		$86.09	$103.60	$90.46	$72.00	$106.03
Total Adj Factors	$116,100	$97,200	$103,900	$106,900	$113,600	$94,000
Adjusted Sale Price		$204,500	$248,400	$229,200	$188,700	$234,900
Comparable Estimate	$221,000 ($98.57/SFLA)					

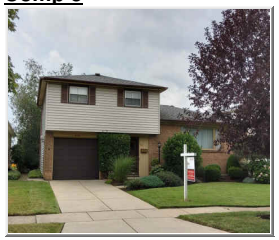
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-15	103.09-4-26	103.09-4-7	103.09-10-23	103.09-7-21	103.09-11-27
Owner	Krasinski Edward &	Uddin, Mohammed F	Nguyen, Viet B	Krech, Kevin D	Zielinski, Jacob	Lis, Jesse J
Address	9 Kingston Ln	17 Nantucket Dr	131 Nantucket Dr	31 Bahama Ln	35 Honduras Ln	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 128	55 x 105	55 x 105	57 x 128	50 x 128	52 x 120
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1967 / 0	1966 / 0	1966 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1198	1311	1342	1104	1104	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	424 0	508 0	408 0	544 0	216 0
SFLA	1742	1735	1850	1512	1648	1470
Att/Det Gar Sqft	330			280	484	748
Prior Land	$14,400					
Prior Total	$119,900					
Comp Land Estimate	$17,000	$15,500	$15,500	$17,400	$16,200	$16,000
Sale Date		9/11/2020	4/22/2020	3/3/2020	1/17/2019	10/9/2020
Sale Price		$175,000	$195,000	$160,000	$165,000	$220,000
Time Adj Sale Price		$175,000	$196,000	$161,100	$173,300	$220,000
TADJSP/SQFT		$100.86	$105.95	$106.55	$105.16	$149.66
Total Adj Factors	$83,200	$80,300	$87,400	$76,200	$81,300	$90,000
Adjusted Sale Price		$177,900	$191,800	$168,100	$175,200	$213,200
Comparable Estimate	$185,000 ($106.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-14	103.09-4-7	103.09-4-26	103.05-13-20	103.09-10-23	103.09-11-27
Owner	Szen, Donald H	Nguyen, Viet B	Uddin, Mohammed F	Mainella, Maria N	Krech, Kevin D	Lis, Jesse J
Address	10 Kingston Ln	131 Nantucket Dr	17 Nantucket Dr	73 Lucy Ln	31 Bahama Ln	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 128	55 x 105	55 x 105	44 x 108	57 x 128	52 x 120
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1967 / 0	1962 / 0	1966 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 636	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1254	1342	1311	1288	1104	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	636 0	508 0	424 0	820 0	408 0	216 0
SFLA	1890	1850	1735	2108	1512	1470
Att/Det Gar Sqft					280	748
Prior Land	$13,900					
Prior Total	$139,440					
Comp Land Estimate	$17,000	$15,500	$15,500	$13,700	$17,400	$16,000
Sale Date		4/22/2020	9/11/2020	8/13/2020	3/3/2020	10/9/2020
Sale Price		$195,000	$175,000	$176,000	$160,000	$220,000
Time Adj Sale Price		$196,000	$175,000	$176,000	$161,100	$220,000
TADJSP/SQFT		$105.95	$100.86	$83.49	$106.55	$149.66
Total Adj Factors	$90,400	$87,400	$80,300	$92,500	$76,200	$90,000
Adjusted Sale Price		$199,000	$185,100	$173,900	$175,300	$220,400
Comparable Estimate	$191,000 ($101.06/SFLA)					

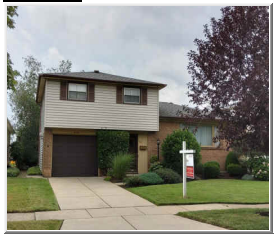
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-13	103.09-13-7	103.09-6-4	103.05-13-29	103.05-10-12	103.05-12-25
Owner	Murello Harvey J Jr.	Dorman, Andrew D	Warden, Richard	Rogers, Cynthia L	Nyberg, Daniel A	Ganje, Christian M
Address	14 Kingston Ln	18 Nassau Ln	32 St Lucia Ln	130 Nagel Dr	43 Angela Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	54 x 130	54 x 130	54 x 115	60 x 101	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1966 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
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 / 2	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1351	1360	1382	1288	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 352
SFLA	1316	1351	1360	1382	1288	1280
Att/Det Gar Sqft	330	375	484	352	440	440
Prior Land	$13,900					
Prior Total	$121,500					
Comp Land Estimate	$17,000	$17,000	$17,000	$16,100	$15,900	$17,100
Sale Date		7/28/2020	6/22/2020	8/5/2020	2/14/2020	10/25/2019
Sale Price		$171,000	$185,500	$179,800	$167,500	$167,500
Time Adj Sale Price		$171,000	$185,800	$179,800	$168,900	$170,900
TADJSP/SQFT		$126.57	$136.62	$130.10	$131.13	$133.52
Total Adj Factors	$77,800	$94,300	$81,500	$81,700	$79,400	$82,100
Adjusted Sale Price		$154,500	$182,100	$175,900	$167,300	$166,600
Comparable Estimate	$169,000 ($128.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-16	102.12-4-18	103.09-11-12	102.08-8-36	103.09-13-20	92.17-12-32
Owner	Balk, Michele	Karakus, Kenan	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Isch, Joseph S	Che, Kenneth
Address	15 Kingston Ln	13 Monterey Ln	16 Bahama Ln	38 Ellsworth Dr	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 128	50 x 110	55 x 128	61 x 128	120 x 117	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1074	949	970	1021	780	1215
2nd Sty Area	870	1050	840	840	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 390	0 320	0 390	0 0
SFLA	1944	1999	1810	1861	1620	2310
Att/Det Gar Sqft	462	350	300	441	330	
Prior Land	$15,400					
Prior Total	$145,084					
Comp Land Estimate	$19,000	$15,100	$17,100	$18,100	$23,000	$15,600
Sale Date		3/21/2019	12/14/2018	9/14/2018	1/9/2019	4/5/2018
Sale Price		$166,500	$177,000	$185,000	$179,000	$205,000
Time Adj Sale Price		$173,800	$187,000	$198,900	$188,000	$226,600
TADJSP/SQFT		$86.94	$103.31	$106.88	$116.05	$98.10
Total Adj Factors	$93,000	$104,200	$98,800	$93,400	$86,700	$123,700
Adjusted Sale Price		$162,600	$181,200	$198,500	$194,300	$195,900
Comparable Estimate	$187,000 ($96.19/SFLA)					

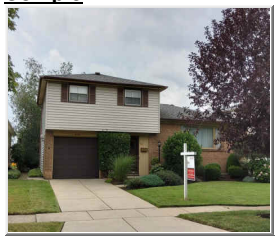
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

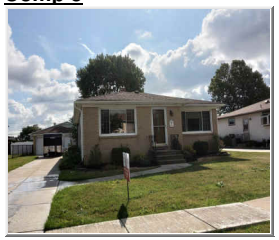
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-17	103.09-10-23	103.09-4-26	103.09-7-21	103.09-11-27	103.09-7-10
Owner	Fischer, Joseph J Jr	Krech, Kevin D	Uddin, Mohammed F	Zielinski, Jacob	Lis, Jesse J	Mager, Sila
Address	17 Kingston Ln	31 Bahama Ln	17 Nantucket Dr	35 Honduras Ln	19 Nassau Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 128	57 x 128	55 x 105	50 x 128	52 x 120	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1967 / 0	1967 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1104	1104	1311	1104	1254	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	408 0	424 0	544 0	216 0	270 0
SFLA	1648	1512	1735	1648	1470	1480
Att/Det Gar Sqft	308	280		484	748	
Prior Land	$14,400					
Prior Total	$129,900					
Comp Land Estimate	$17,000	$17,400	$15,500	$16,200	$16,000	$16,600
Sale Date		3/3/2020	9/11/2020	1/17/2019	10/9/2020	10/22/2019
Sale Price		$160,000	$175,000	$165,000	$220,000	$164,900
Time Adj Sale Price		$161,100	$175,000	$173,300	$220,000	$168,200
TADJSP/SQFT		$106.55	$100.86	$105.16	$149.66	$113.65
Total Adj Factors	$79,600	$76,200	$80,300	$81,300	$90,000	$74,800
Adjusted Sale Price		$164,500	$174,300	$171,600	$209,600	$173,000
Comparable Estimate	$179,000 ($108.62/SFLA)					

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

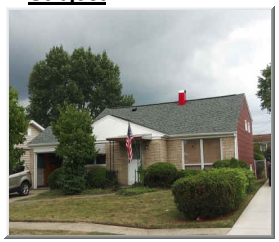
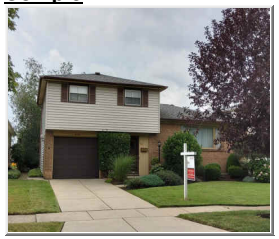
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-12	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Banach, Gregory	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	18 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 286	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	286 0	408 0	216 0	270 0	300 0	306 224
SFLA	1540	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$13,900					
Prior Total	$126,100					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$75,200	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$160,100	$205,200	$168,600	$163,400	$183,400
Comparable Estimate	$176,000 ($114.29/SFLA)					

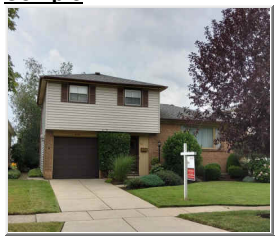
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

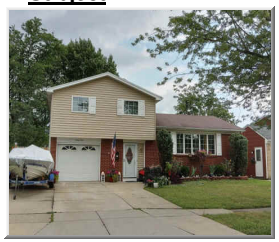
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-18	103.09-10-23	103.09-4-26	103.09-7-21	103.09-11-27	103.09-7-10
Owner	Place, Jeffrey W	Krech, Kevin D	Uddin, Mohammed F	Zielinski, Jacob	Lis, Jesse J	Mager, Sila
Address	21 Kingston Ln	31 Bahama Ln	17 Nantucket Dr	35 Honduras Ln	19 Nassau Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 128	57 x 128	55 x 105	50 x 128	52 x 120	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1967 / 0	1967 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1104	1104	1311	1104	1254	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	408 0	424 0	544 0	216 0	270 0
SFLA	1648	1512	1735	1648	1470	1480
Att/Det Gar Sqft	280	280		484	748	
Prior Land	$12,800					
Prior Total	$130,100					
Comp Land Estimate	$16,000	$17,400	$15,500	$16,200	$16,000	$16,600
Sale Date		3/3/2020	9/11/2020	1/17/2019	10/9/2020	10/22/2019
Sale Price		$160,000	$175,000	$165,000	$220,000	$164,900
Time Adj Sale Price		$161,100	$175,000	$173,300	$220,000	$168,200
TADJSP/SQFT		$106.55	$100.86	$105.16	$149.66	$113.65
Total Adj Factors	$78,000	$76,200	$80,300	$81,300	$90,000	$74,800
Adjusted Sale Price		$162,900	$172,700	$170,000	$208,000	$171,400
Comparable Estimate	$177,000 ($107.4/SFLA)					

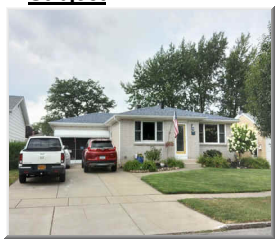
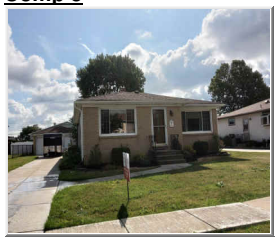
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-11	103.09-13-7	103.09-6-4	103.05-13-29	103.05-10-12	103.05-12-25
Owner	Godzich, Lawrence F	Dorman, Andrew D	Warden, Richard	Rogers, Cynthia L	Nyberg, Daniel A	Ganje, Christian M
Address	22 Kingston Ln	18 Nassau Ln	32 St Lucia Ln	130 Nagel Dr	43 Angela Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	54 x 130	54 x 130	54 x 115	60 x 101	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1966 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
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 / 2	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1351	1360	1382	1288	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 352
SFLA	1316	1351	1360	1382	1288	1280
Att/Det Gar Sqft	330	375	484	352	440	440
Prior Land	$13,900					
Prior Total	$120,500					
Comp Land Estimate	$17,000	$17,000	$17,000	$16,100	$15,900	$17,100
Sale Date		7/28/2020	6/22/2020	8/5/2020	2/14/2020	10/25/2019
Sale Price		$171,000	$185,500	$179,800	$167,500	$167,500
Time Adj Sale Price		$171,000	$185,800	$179,800	$168,900	$170,900
TADJSP/SQFT		$126.57	$136.62	$130.10	$131.13	$133.52
Total Adj Factors	$76,800	$94,300	$81,500	$81,700	$79,400	$82,100
Adjusted Sale Price		$153,500	$181,100	$174,900	$166,300	$165,600
Comparable Estimate	$168,000 ($127.66/SFLA)					

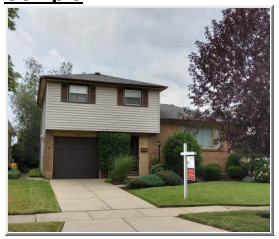
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

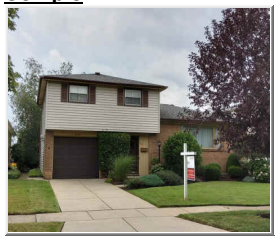
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-19	103.09-10-23	103.09-4-26	103.09-7-21	103.09-11-27	103.09-7-10
Owner	Stein, Norman L Jr	Krech, Kevin D	Uddin, Mohammed F	Zielinski, Jacob	Lis, Jesse J	Mager, Sila
Address	25 Kingston Ln	31 Bahama Ln	17 Nantucket Dr	35 Honduras Ln	19 Nassau Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 128	57 x 128	55 x 105	50 x 128	52 x 120	52 x 128
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1967 / 0	1967 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1	4 Full 1
1st Sty Area	1104	1104	1311	1104	1254	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	408 0	424 0	544 0	216 0	270 0
SFLA	1648	1512	1735	1648	1470	1480
Att/Det Gar Sqft	264	280		484	748	
Prior Land	$14,300					
Prior Total	$129,300					
Comp Land Estimate	$17,000	$17,400	$15,500	$16,200	$16,000	$16,600
Sale Date		3/3/2020	9/11/2020	1/17/2019	10/9/2020	10/22/2019
Sale Price		$160,000	$175,000	$165,000	$220,000	$164,900
Time Adj Sale Price		$161,100	$175,000	$173,300	$220,000	$168,200
TADJSP/SQFT		$106.55	$100.86	$105.16	$149.66	$113.65
Total Adj Factors	$76,900	$76,200	$80,300	$81,300	$90,000	$74,800
Adjusted Sale Price		$161,800	$171,600	$168,900	$206,900	$170,300
Comparable Estimate	$176,000 ($106.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-10	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.09-4-26
Owner	Nowak, Aloysius R	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Uddin, Mohammed F
Address	26 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	17 Nantucket 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 128	57 x 128	52 x 120	52 x 128	57 x 151	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 315	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1276	1104	1254	1210	1164	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	315 0	408 0	216 0	270 0	300 0	424 0
SFLA	1591	1512	1470	1480	1464	1735
Att/Det Gar Sqft		280	748		384	
Prior Land	$13,900					
Prior Total	$130,500					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,500
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	9/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$175,000
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$175,000
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$100.86
Total Adj Factors	$77,400	$76,200	$90,000	$74,800	$78,900	$80,300
Adjusted Sale Price		$162,300	$207,400	$170,800	$165,600	$172,100
Comparable Estimate	$176,000 ($110.62/SFLA)					

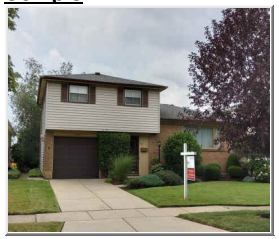
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-20	103.09-4-26	103.09-10-23	103.09-4-7	103.09-7-21	103.09-11-27
Owner	Hristov, Peter G	Uddin, Mohammed F	Krech, Kevin D	Nguyen, Viet B	Zielinski, Jacob	Lis, Jesse J
Address	29 Kingston Ln	17 Nantucket Dr	31 Bahama Ln	131 Nantucket Dr	35 Honduras Ln	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 128	55 x 105	57 x 128	55 x 105	50 x 128	52 x 120
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1966 / 0	1966 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 472	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1254	1311	1104	1342	1104	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	472 0	424 0	408 0	508 0	544 0	216 0
SFLA	1726	1735	1512	1850	1648	1470
Att/Det Gar Sqft			280		484	748
Prior Land	$14,300					
Prior Total	$134,460					
Comp Land Estimate	$17,000	$15,500	$17,400	$15,500	$16,200	$16,000
Sale Date		9/11/2020	3/3/2020	4/22/2020	1/17/2019	10/9/2020
Sale Price		$175,000	$160,000	$195,000	$165,000	$220,000
Time Adj Sale Price		$175,000	$161,100	$196,000	$173,300	$220,000
TADJSP/SQFT		$100.86	$106.55	$105.95	$105.16	$149.66
Total Adj Factors	$83,200	$80,300	$76,200	$87,400	$81,300	$90,000
Adjusted Sale Price		$177,900	$168,100	$191,800	$175,200	$213,200
Comparable Estimate	$185,000 ($107.18/SFLA)					

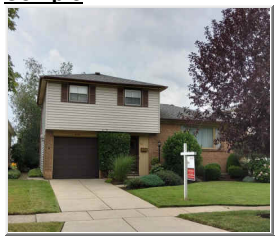
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-9	103.09-13-7	103.09-6-4	103.05-13-29	103.05-10-12	103.05-12-25
Owner	Felicetta Vincent J & W	Dorman, Andrew D	Warden, Richard	Rogers, Cynthia L	Nyberg, Daniel A	Ganje, Christian M
Address	30 Kingston Ln	18 Nassau Ln	32 St Lucia Ln	130 Nagel Dr	43 Angela Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	54 x 130	54 x 130	54 x 115	60 x 101	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1966 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / Y
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 / 2	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1351	1360	1382	1288	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 352
SFLA	1316	1351	1360	1382	1288	1280
Att/Det Gar Sqft	360	375	484	352	440	440
Prior Land	$13,900					
Prior Total	$127,700					
Comp Land Estimate	$17,000	$17,000	$17,000	$16,100	$15,900	$17,100
Sale Date		7/28/2020	6/22/2020	8/5/2020	2/14/2020	10/25/2019
Sale Price		$171,000	$185,500	$179,800	$167,500	$167,500
Time Adj Sale Price		$171,000	$185,800	$179,800	$168,900	$170,900
TADJSP/SQFT		$126.57	$136.62	$130.10	$131.13	$133.52
Total Adj Factors	$83,200	$94,300	$81,500	$81,700	$79,400	$82,100
Adjusted Sale Price		$159,900	$187,500	$181,300	$172,700	$172,000
Comparable Estimate	$175,000 ($132.98/SFLA)					

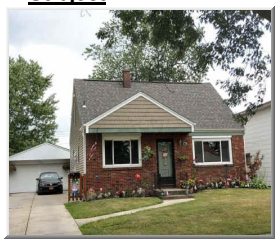
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-21	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Drysdale, Michelle G	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	33 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 304	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	304 308	408 0	216 0	270 0	300 0	306 224
SFLA	1558	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$13,900					
Prior Total	$112,600					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$78,100	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$163,000	$208,100	$171,500	$166,300	$186,300
Comparable Estimate	$179,000 ($114.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-8	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Zolnowski, Mary	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	34 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 384	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1172	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	408 0	216 0	270 0	300 0	306 224
SFLA	1556	1512	1470	1480	1464	1410
Att/Det Gar Sqft	264	280	748		384	440
Prior Land	$14,100					
Prior Total	$132,700					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$79,400	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$164,300	$209,400	$172,800	$167,600	$187,600
Comparable Estimate	$180,000 ($115.68/SFLA)					

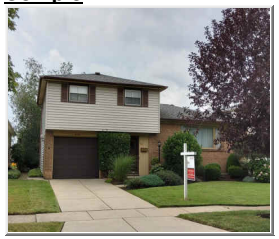
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

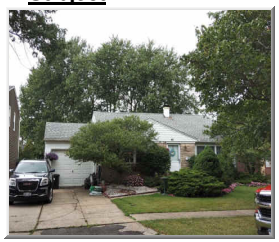
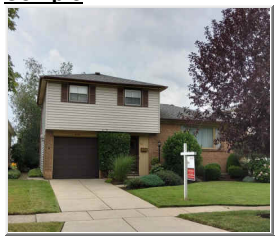
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-22	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Sedor Daniel J	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	37 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 304	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	304 448	408 0	216 0	270 0	300 0	306 224
SFLA	1558	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$13,900					
Prior Total	$128,500					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$78,400	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$163,300	$208,400	$171,800	$166,600	$186,600
Comparable Estimate	$179,000 ($114.89/SFLA)					

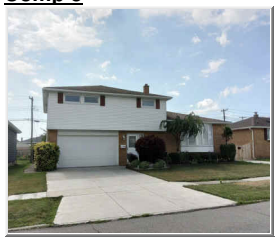
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-7	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Songin, Victoria	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	38 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1104	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	408 0	216 0	270 0	300 0	306 224
SFLA	1512	1512	1470	1480	1464	1410
Att/Det Gar Sqft	330	280	748		384	440
Prior Land	$12,800					
Prior Total	$126,000					
Comp Land Estimate	$16,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$74,800	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$159,700	$204,800	$168,200	$163,000	$183,000
Comparable Estimate	$176,000 ($116.4/SFLA)					

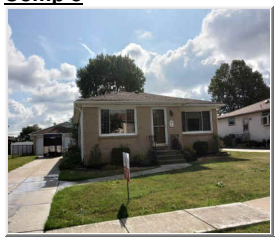
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-23	103.05-11-32	103.05-13-3	103.05-13-6	102.12-6-4	103.05-14-31
Owner	Berthold Walter	Zimmer, Daniel J	Nelligan, Courtney L	Sweet, Helen	Loughran, Travis	Sengupta, Mrityunjoy
Address	41 Kingston Ln	46 Betty Lou Ln	7 Lucy Ln	19 Lucy Ln	35 Zoerb Ave	146 Joseph 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	110	110	110	110	110	110
School Code	143001	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 128	59 x 103	55 x 100	55 x 100	60 x 147	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1959 / 0	1962 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	908	977	1008	1008	840	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 120	0 0	0 425
SFLA	1589	1495	1512	1512	1470	1692
Att/Det Gar Sqft	484	462	400	440	440	468
Prior Land	$14,300					
Prior Total	$131,300					
Comp Land Estimate	$17,000	$15,900	$15,100	$15,100	$19,200	$15,800
Sale Date		1/17/2020	1/3/2020	11/2/2018	3/14/2019	5/21/2018
Sale Price		$140,000	$180,000	$162,000	$163,000	$152,000
Time Adj Sale Price		$141,400	$181,800	$172,200	$170,100	$167,100
TADJSP/SQFT		$94.58	$120.24	$113.89	$115.71	$98.76
Total Adj Factors	$79,900	$76,900	$87,700	$72,200	$75,200	$98,800
Adjusted Sale Price		$144,400	$174,000	$179,900	$174,800	$148,200
Comparable Estimate	$164,000 ($103.21/SFLA)					

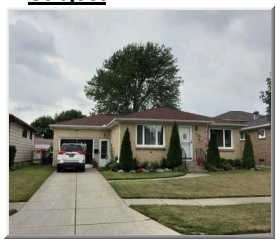
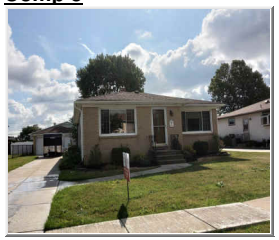
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-6	103.09-11-12	102.08-8-36	102.12-4-18	103.09-13-20	92.17-12-32
Owner	Benz, Christopher	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Karakus, Kenan	Isch, Joseph S	Che, Kenneth
Address	42 Kingston Ln	16 Bahama Ln	38 Ellsworth Dr	13 Monterey Ln	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 128	55 x 128	61 x 128	50 x 110	120 x 117	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 1
1st Sty Area	996	970	1021	949	780	1215
2nd Sty Area	840	840	840	1050	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 320	0 0	0 390	0 0
SFLA	1836	1810	1861	1999	1620	2310
Att/Det Gar Sqft	360	300	441	350	330	
Prior Land	$14,300					
Prior Total	$142,000					
Comp Land Estimate	$17,000	$17,100	$18,100	$15,100	$23,000	$15,600
Sale Date		12/14/2018	9/14/2018	3/21/2019	1/9/2019	4/5/2018
Sale Price		$177,000	$185,000	$166,500	$179,000	$205,000
Time Adj Sale Price		$187,000	$198,900	$173,800	$188,000	$226,600
TADJSP/SQFT		$103.31	$106.88	$86.94	$116.05	$98.10
Total Adj Factors	$88,800	$98,800	$93,400	$104,200	$86,700	$123,700
Adjusted Sale Price		$177,000	$194,300	$158,400	$190,100	$191,700
Comparable Estimate	$182,000 ($99.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-24	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Abram, Jason	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	45 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 304	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	304 0	408 0	216 0	270 0	300 0	306 224
SFLA	1558	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$13,900					
Prior Total	$125,400					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$76,100	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$161,000	$206,100	$169,500	$164,300	$184,300
Comparable Estimate	$177,000 ($113.61/SFLA)					

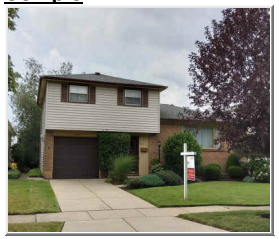
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-5	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Spieler, Richard A	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	46 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 408	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1104	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	408 0	216 0	270 0	300 0	306 224
SFLA	1512	1512	1470	1480	1464	1410
Att/Det Gar Sqft	264	280	748		384	440
Prior Land	$14,100					
Prior Total	$123,100					
Comp Land Estimate	$17,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$72,000	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$156,900	$202,000	$165,400	$160,200	$180,200
Comparable Estimate	$173,000 ($114.42/SFLA)					

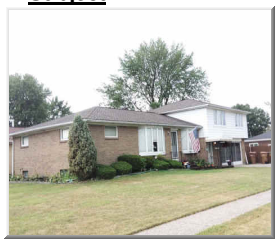
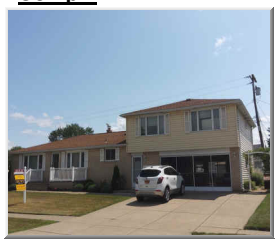
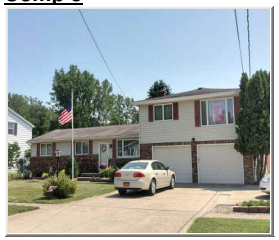
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-25	103.05-7-1	103.05-11-1	103.05-13-20	103.05-10-9.1	103.05-9-11
Owner	Windsor, Robert H	Lockett, Antwan	Shilpi, Shamima Uddin	Mainella, Maria N	Zamora Martinez, Juan	Thapa, Deo
Address	49 Kingston Ln	9 Marlene Dr	4 Betty Lou Ln	73 Lucy Ln	31 Angela Ln	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	62 x 128	90 x 105	75 x 100	44 x 108	105 x 101	60 x 101
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1963 / 0	1962 / 0	1963 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 867	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	4	4
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1566	1569	1715	1288	1670	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	867 0	663 0	556 0	820 0	703 0	574 0
SFLA	2433	2232	2271	2108	2373	2275
Att/Det Gar Sqft						
Prior Land	$15,000					
Prior Total	$167,700					
Comp Land Estimate	$18,000	$19,400	$17,300	$13,700	$20,300	$15,900
Sale Date		6/26/2020	3/26/2020	8/13/2020	10/22/2018	2/15/2019
Sale Price		$210,000	$205,000	$176,000	$230,000	$175,000
Time Adj Sale Price		$210,400	$206,400	$176,000	$245,800	$183,200
TADJSP/SQFT		$94.27	$90.89	$83.49	$103.58	$80.53
Total Adj Factors	$115,500	$103,600	$110,300	$92,500	$110,600	$105,700
Adjusted Sale Price		$222,300	$211,600	$199,000	$250,700	$193,000
Comparable Estimate	$215,000 ($88.37/SFLA)					

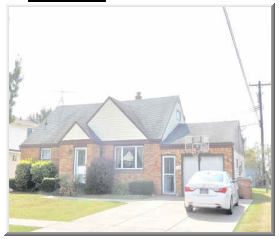
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-4	103.09-13-7	103.09-6-4	103.05-10-12	103.05-13-29	103.05-12-25
Owner	McElligott, Michael A	Dorman, Andrew D	Warden, Richard	Nyberg, Daniel A	Rogers, Cynthia L	Ganje, Christian M
Address	50 Kingston Ln	18 Nassau Ln	32 St Lucia Ln	43 Angela Ln	130 Nagel Dr	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	54 x 130	54 x 130	60 x 101	54 x 115	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1966 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
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 / 2	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1306	1351	1360	1288	1382	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 352
SFLA	1306	1351	1360	1288	1382	1280
Att/Det Gar Sqft	375	375	484	440	352	440
Prior Land	$13,900					
Prior Total	$122,800					
Comp Land Estimate	$17,000	$17,000	$17,000	$15,900	$16,100	$17,100
Sale Date		7/28/2020	6/22/2020	2/14/2020	8/5/2020	10/25/2019
Sale Price		$171,000	$185,500	$167,500	$179,800	$167,500
Time Adj Sale Price		$171,000	$185,800	$168,900	$179,800	$170,900
TADJSP/SQFT		$126.57	$136.62	$131.13	$130.10	$133.52
Total Adj Factors	$76,800	$94,300	$81,500	$79,400	$81,700	$82,100
Adjusted Sale Price		$153,500	$181,100	$166,300	$174,900	$165,600
Comparable Estimate	$168,000 ($128.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-3	103.09-13-7	103.09-6-4	103.05-13-29	103.05-10-12	103.05-12-25
Owner	Costello, John R	Dorman, Andrew D	Warden, Richard	Rogers, Cynthia L	Nyberg, Daniel A	Ganje, Christian M
Address	54 Kingston Ln	18 Nassau Ln	32 St Lucia Ln	130 Nagel Dr	43 Angela Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 128	54 x 130	54 x 130	54 x 115	60 x 101	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1966 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
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 / 2	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1340	1351	1360	1382	1288	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 920	0 400	0 0	0 0	0 0	0 352
SFLA	1340	1351	1360	1382	1288	1280
Att/Det Gar Sqft	375	375	484	352	440	440
Prior Land	$13,900					
Prior Total	$143,092					
Comp Land Estimate	$17,000	$17,000	$17,000	$16,100	$15,900	$17,100
Sale Date		7/28/2020	6/22/2020	8/5/2020	2/14/2020	10/25/2019
Sale Price		$171,000	$185,500	$179,800	$167,500	$167,500
Time Adj Sale Price		$171,000	$185,800	$179,800	$168,900	$170,900
TADJSP/SQFT		$126.57	$136.62	$130.10	$131.13	$133.52
Total Adj Factors	$102,200	$94,300	$81,500	$81,700	$79,400	$82,100
Adjusted Sale Price		$178,900	$206,500	$200,300	$191,700	$191,000
Comparable Estimate	$194,000 ($144.78/SFLA)					

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

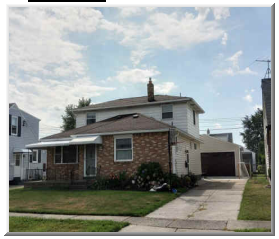
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-9-1	103.09-10-23	103.09-11-27	103.09-7-10	103.09-12-20	103.05-13-9
Owner	Vona Antoinette G	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Deceilio, Derek J	Martinez, Rebecka
Address	55 Kingston Ln	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	324 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	72 x 129	57 x 128	52 x 120	52 x 128	57 x 151	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 304	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1254	1104	1254	1210	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	304 0	408 0	216 0	270 0	300 0	306 224
SFLA	1558	1512	1470	1480	1464	1410
Att/Det Gar Sqft		280	748		384	440
Prior Land	$16,400					
Prior Total	$126,800					
Comp Land Estimate	$19,000	$17,400	$16,000	$16,600	$18,800	$15,400
Sale Date		3/3/2020	10/9/2020	10/22/2019	3/6/2020	6/11/2020
Sale Price		$160,000	$220,000	$164,900	$166,000	$179,900
Time Adj Sale Price		$161,100	$220,000	$168,200	$167,100	$180,200
TADJSP/SQFT		$106.55	$149.66	$113.65	$114.14	$127.80
Total Adj Factors	$77,900	$76,200	$90,000	$74,800	$78,900	$72,000
Adjusted Sale Price		$162,800	$207,900	$171,300	$166,100	$186,100
Comparable Estimate	$179,000 ($114.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-10-2	103.05-13-2	102.08-6-16	103.09-2-16	103.05-4-7	114.08-1-20
Owner	Charvat John F & Lisa M	Rice, Peter J	Dunkle, Ryan	Huefner, Andrew J	Hulslander, John Jr	Hernandez, Richard G
Address	58 Kingston Ln	75 Joseph St	56 Joseph St	238 Creek Dr	48 Christian Dr	19 Felber Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	110	110	110	110	110	123
School Code	143001	143002	143002	143002	143002	143007
Site No.	1	1	1	1	1	1
Land Size	68 x 128	75 x 100	75 x 100	52 x 105	52 x 105	80 x 191
Building Style	03 Split level	03 Split level	03 Split level	12 Duplex	12 Duplex	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1960 / 0	1967 / 0	1963 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 456	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	2.0	2.0	1.0
Bedrooms	5	5	5	5	5	5
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 0	4 Full 0	3 Partial 2
1st Sty Area	2276	2222	1892	1280	1353	2588
2nd Sty Area	0	0	0	1306	1380	0
Fin Bsmt/Fin Rec Rm	456 0	210 0	115 437	0 0	0 0	250 0
SFLA	2732	2432	2007	2586	2733	2838
Att/Det Gar Sqft				484	440	
Prior Land	$15,800					
Prior Total	$178,500					
Comp Land Estimate	$19,000	$17,300	$17,300	$15,000	$15,000	$34,600
Sale Date		9/19/2019	12/12/2019	3/2/2020	3/29/2019	6/26/2020
Sale Price		$215,000	$210,000	$185,000	$160,000	$236,000
Time Adj Sale Price		$220,000	$212,800	$186,200	$167,000	$236,400
TADJSP/SQFT		$90.46	$106.03	$72.00	$61.11	$83.30
Total Adj Factors	$139,400	$106,900	$94,000	$113,600	$100,600	$153,600
Adjusted Sale Price		$252,500	$258,200	$212,000	$205,800	$222,200
Comparable Estimate	$230,000 ($84.19/SFLA)					

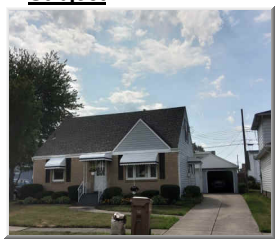
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-3	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Cadwallader Dana J & J	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	7 Leni Ln	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1360	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 425	0 377	0 0	0 120	0 0
SFLA	2140	1692	1512	1495	1512	1344
Att/Det Gar Sqft	392	468	400	462	440	440
Prior Land	$13,000					
Prior Total	$141,000					
Comp Land Estimate	$16,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$100,700	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$169,000	$194,800	$165,200	$200,700	$188,400
Comparable Estimate	$184,000 ($85.98/SFLA)					

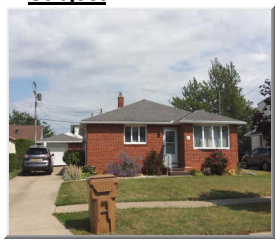
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-44	102.12-4-18	102.08-8-36	103.09-11-12	92.17-12-32	103.09-13-20
Owner	Roska, Audrey	Karakus, Kenan	Hager, Elizabeth J	Forgie, Jeffrey M Jr	Che, Kenneth	Isch, Joseph S
Address	8 Leni Ln	13 Monterey Ln	38 Ellsworth Dr	16 Bahama Ln	95 Santin Dr	176 Zoerb 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 110	61 x 128	55 x 128	65 x 90	120 x 117
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 2010	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 100	C Average 110	C Average 110	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	4	4	6	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 1	4 Full 0
1st Sty Area	1071	949	1021	970	1215	780
2nd Sty Area	1110	1050	840	840	1215	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 390	0 0	0 390
SFLA	2181	1999	1861	1810	2310	1620
Att/Det Gar Sqft	575	350	441	300		330
Prior Land	$12,400					
Prior Total	$141,200					
Comp Land Estimate	$15,000	$15,100	$18,100	$17,100	$15,600	$23,000
Sale Date		3/21/2019	9/14/2018	12/14/2018	4/5/2018	1/9/2019
Sale Price		$166,500	$185,000	$177,000	$205,000	$179,000
Time Adj Sale Price		$173,800	$198,900	$187,000	$226,600	$188,000
TADJSP/SQFT		$86.94	$106.88	$103.31	$98.10	$116.05
Total Adj Factors	$66,800	$104,200	$93,400	$98,800	$123,700	$86,700
Adjusted Sale Price		$136,400	$172,300	$155,000	$169,700	$168,100
Comparable Estimate	$160,000 ($73.36/SFLA)					

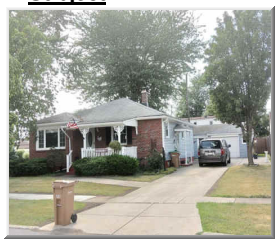
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

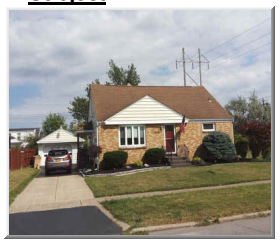
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-4	103.09-13-20	103.09-11-12	102.08-8-36	102.12-4-18	92.17-12-32
Owner	Meyers Craig T	Isch, Joseph S	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Karakus, Kenan	Che, Kenneth
Address	11 Leni Ln	176 Zoerb Ave	16 Bahama Ln	38 Ellsworth Dr	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	120 x 117	55 x 128	61 x 128	50 x 110	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	1112	780	970	1021	949	1215
2nd Sty Area	576	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 500	0 390	0 390	0 320	0 0	0 0
SFLA	1688	1620	1810	1861	1999	2310
Att/Det Gar Sqft	484	330	300	441	350	
Prior Land	$11,300					
Prior Total	$135,500					
Comp Land Estimate	$14,000	$23,000	$17,100	$18,100	$15,100	$15,600
Sale Date		1/9/2019	12/14/2018	9/14/2018	3/21/2019	4/5/2018
Sale Price		$179,000	$177,000	$185,000	$166,500	$205,000
Time Adj Sale Price		$188,000	$187,000	$198,900	$173,800	$226,600
TADJSP/SQFT		$116.05	$103.31	$106.88	$86.94	$98.10
Total Adj Factors	$84,000	$86,700	$98,800	$93,400	$104,200	$123,700
Adjusted Sale Price		$185,300	$172,200	$189,500	$153,600	$186,900
Comparable Estimate	$178,000 ($105.45/SFLA)					

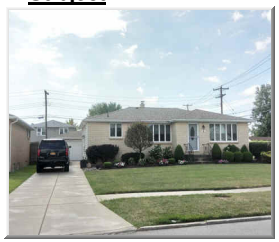
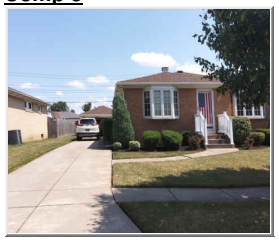
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-43	103.05-11-32	103.05-13-3	103.05-13-6	92.17-11-7	102.08-5-17
Owner	Hibbard , Warren H	Zimmer, Daniel J	Nelligan, Courtney L	Sweet, Helen	Lukasiewicz, Joseph	Foster, Shane T
Address	12 Leni Ln	46 Betty Lou Ln	7 Lucy Ln	19 Lucy Ln	35 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	59 x 103	55 x 100	55 x 100	50 x 112	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1962 / 0	1959 / 0	1962 / 0	1958 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	2	4	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	977	1008	1008	768	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 120	0 0	0 0
SFLA	1506	1495	1512	1512	1344	1326
Att/Det Gar Sqft	280	462	400	440	440	273
Prior Land	$12,500					
Prior Total	$103,500					
Comp Land Estimate	$15,000	$15,900	$15,100	$15,100	$15,200	$15,500
Sale Date		1/17/2020	1/3/2020	11/2/2018	7/30/2019	12/23/2019
Sale Price		$140,000	$180,000	$162,000	$151,000	$155,000
Time Adj Sale Price		$141,400	$181,800	$172,200	$155,600	$157,100
TADJSP/SQFT		$94.58	$120.24	$113.89	$115.77	$118.48
Total Adj Factors	$71,700	$76,900	$87,700	$72,200	$67,900	$66,000
Adjusted Sale Price		$136,200	$165,800	$171,700	$159,400	$162,800
Comparable Estimate	$159,000 ($105.58/SFLA)					

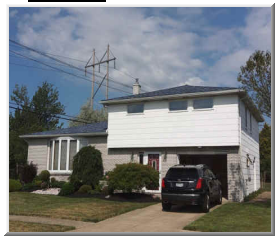
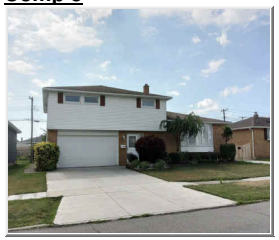
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-5	103.05-14-31	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Kozerski, Mary L	Sengupta, Mrityunjoy	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	15 Leni Ln	146 Joseph St	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	60 x 100	55 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	4	3	4
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1048	1008	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 425	0 377	0 0	0 120	0 0
SFLA	1813	1692	1512	1495	1512	1344
Att/Det Gar Sqft	368	468	400	462	440	440
Prior Land	$12,500					
Prior Total	$130,000					
Comp Land Estimate	$15,000	$15,800	$15,100	$15,900	$15,100	$15,200
Sale Date		5/21/2018	1/3/2020	1/17/2020	11/2/2018	7/30/2019
Sale Price		$152,000	$180,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$167,100	$181,800	$141,400	$172,200	$155,600
TADJSP/SQFT		$98.76	$120.24	$94.58	$113.89	$115.77
Total Adj Factors	$86,600	$98,800	$87,700	$76,900	$72,200	$67,900
Adjusted Sale Price		$154,900	$180,700	$151,100	$186,600	$174,300
Comparable Estimate	$170,000 ($93.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-42	103.05-14-39	103.05-7-28	103.05-10-5	103.05-1-38	102.08-5-28
Owner	Wulf, Erik	Deth, Jessica M	Autrino, Anthony	Niroula, Hom Prasad	Gearhart, Scott J	Mohr, Miranda R
Address	16 Leni Ln	114 Joseph St	72 Bernice Dr	15 Angela Ln	136 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	56 x 100	55 x 105	55 x 100	50 x 100	55 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	1959 / 0	1960 / 0	1962 / 0	1959 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1136	1204	1188	1177	1100	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 560	0 544	0 250	0 0
SFLA	1136	1204	1188	1177	1100	1100
Att/Det Gar Sqft	352	440	322	384	400	308
Prior Land	$12,500					
Prior Total	$102,400					
Comp Land Estimate	$15,000	$15,200	$15,500	$15,100	$14,300	$15,100
Sale Date		7/21/2020	1/27/2020	7/15/2019	10/25/2019	9/23/2020
Sale Price		$140,000	$136,900	$170,000	$155,000	$147,016
Time Adj Sale Price		$140,000	$138,300	$175,100	$158,100	$147,000
TADJSP/SQFT		$116.28	$116.41	$148.77	$143.73	$133.64
Total Adj Factors	$67,300	$74,900	$72,700	$74,300	$67,000	$66,400
Adjusted Sale Price		$132,400	$132,900	$168,100	$158,400	$147,900
Comparable Estimate	$148,000 ($130.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-6	103.05-14-39	103.05-7-28	103.05-10-5	102.08-5-28	103.05-1-38
Owner	Rosenthal, Elaine E	Deth, Jessica M	Autrino, Anthony	Niroula, Hom Prasad	Mohr, Miranda R	Gearhart, Scott J
Address	19 Leni Ln	114 Joseph St	72 Bernice Dr	15 Angela Ln	45 Nadine Dr	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 100	56 x 100	55 x 105	55 x 100	55 x 100	50 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	1958 / 0	1960 / 0	1962 / 0	1959 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1136	1204	1188	1177	1100	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 560	0 544	0 0	0 250
SFLA	1136	1204	1188	1177	1100	1100
Att/Det Gar Sqft	440	440	322	384	308	400
Prior Land	$12,900					
Prior Total	$103,800					
Comp Land Estimate	$16,000	$15,200	$15,500	$15,100	$15,100	$14,300
Sale Date		7/21/2020	1/27/2020	7/15/2019	9/23/2020	10/25/2019
Sale Price		$140,000	$136,900	$170,000	$147,016	$155,000
Time Adj Sale Price		$140,000	$138,300	$175,100	$147,000	$158,100
TADJSP/SQFT		$116.28	$116.41	$148.77	$133.64	$143.73
Total Adj Factors	$69,000	$74,900	$72,700	$74,300	$66,400	$67,000
Adjusted Sale Price		$134,100	$134,600	$169,800	$149,600	$160,100
Comparable Estimate	$150,000 ($132.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-41.1	103.05-11-32	103.05-14-31	103.05-13-3	103.05-13-6	92.17-11-7
Owner	Fax, Jonathan P	Zimmer, Daniel J	Sengupta, Mrityunjoy	Nelligan, Courtney L	Sweet, Helen	Lukasiewicz, Joseph
Address	20 Leni Ln	46 Betty Lou Ln	146 Joseph St	7 Lucy Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	109 x 100	59 x 103	60 x 100	55 x 100	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1959 / 0	1959 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	977	1048	1008	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 425	0 377	0 120	0 0
SFLA	1764	1495	1692	1512	1512	1344
Att/Det Gar Sqft	352	462	468	400	440	440
Prior Land	$18,600					
Prior Total	$143,424					
Comp Land Estimate	$21,000	$15,900	$15,800	$15,100	$15,100	$15,200
Sale Date		1/17/2020	5/21/2018	1/3/2020	11/2/2018	7/30/2019
Sale Price		$140,000	$152,000	$180,000	$162,000	$151,000
Time Adj Sale Price		$141,400	$167,100	$181,800	$172,200	$155,600
TADJSP/SQFT		$94.58	$98.76	$120.24	$113.89	$115.77
Total Adj Factors	$98,900	$76,900	$98,800	$87,700	$72,200	$67,900
Adjusted Sale Price		$163,400	$167,200	$193,000	$198,900	$186,600
Comparable Estimate	$182,000 ($103.17/SFLA)					

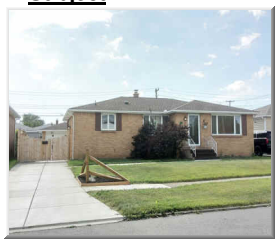
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-9	103.05-10-12	92.17-12-4	103.05-14-39	103.05-1-41	103.05-13-29
Owner	Albrecht Robert F & W	Nyberg, Daniel A	Johnson, Corey W	Deth, Jessica M	Vacanti, Scott	Rogers, Cynthia L
Address	29 Leni Ln	43 Angela Ln	125 Santin Dr	114 Joseph St	124 Nadine Dr	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 101	60 x 101	75 x 81	56 x 100	55 x 100	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1962 / 0	1960 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	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 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1288	1316	1204	1280	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 405	0 175	0 0
SFLA	1312	1288	1316	1204	1280	1382
Att/Det Gar Sqft	308	440	294	440	440	352
Prior Land	$12,800					
Prior Total	$117,700					
Comp Land Estimate	$16,000	$15,900	$15,700	$15,200	$15,100	$16,100
Sale Date		2/14/2020	6/15/2020	7/21/2020	5/1/2020	8/5/2020
Sale Price		$167,500	$140,000	$140,000	$155,000	$179,800
Time Adj Sale Price		$168,900	$140,200	$140,000	$155,500	$179,800
TADJSP/SQFT		$131.13	$106.53	$116.28	$121.48	$130.10
Total Adj Factors	$77,100	$79,400	$73,900	$74,900	$75,900	$81,700
Adjusted Sale Price		$166,600	$143,400	$142,200	$156,700	$175,200
Comparable Estimate	$157,000 ($119.66/SFLA)					

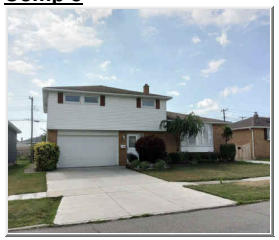
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-40	103.05-13-20	103.05-7-1	103.05-11-1	103.09-4-7	103.05-9-11
Owner	Scarozza, Anthony C	Mainella, Maria N	Lockett, Antwan	Shilpi, Shamima Uddin	Nguyen, Viet B	Thapa, Deo
Address	30 Leni Ln	73 Lucy Ln	9 Marlene Dr	4 Betty Lou Ln	131 Nantucket Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 101	44 x 108	90 x 105	75 x 100	55 x 105	60 x 101
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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1961 / 0	1963 / 0	1966 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	3 Partial 2	4 Full 1	4 Full 2
1st Sty Area	1512	1288	1569	1715	1342	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	820 0	663 0	556 0	508 0	574 0
SFLA	2032	2108	2232	2271	1850	2275
Att/Det Gar Sqft						
Prior Land	$12,900					
Prior Total	$136,618					
Comp Land Estimate	$16,000	$13,700	$19,400	$17,300	$15,500	$15,900
Sale Date		8/13/2020	6/26/2020	3/26/2020	4/22/2020	2/15/2019
Sale Price		$176,000	$210,000	$205,000	$195,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$206,400	$196,000	$183,200
TADJSP/SQFT		$83.49	$94.27	$90.89	$105.95	$80.53
Total Adj Factors	$88,600	$92,500	$103,600	$110,300	$87,400	$105,700
Adjusted Sale Price		$172,100	$195,400	$184,700	$197,200	$166,100
Comparable Estimate	$183,000 ($90.06/SFLA)					

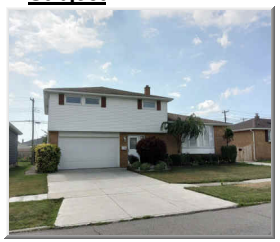
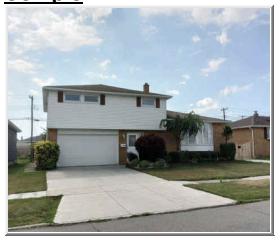
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

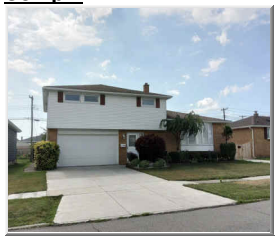
Roll Year: 2021

Option : 110_ENPM_OPTIONS

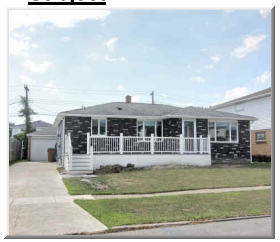
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-10	103.05-10-12	92.17-12-4	103.09-6-4	103.05-14-39	103.05-1-41
Owner	Radwan, Adam J	Nyberg, Daniel A	Johnson, Corey W	Warden, Richard	Deth, Jessica M	Vacanti, Scott
Address	33 Leni Ln	43 Angela Ln	125 Santin Dr	32 St Lucia Ln	114 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 101	60 x 101	75 x 81	54 x 130	56 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1962 / 0	1966 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1288	1316	1360	1204	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 405	0 175
SFLA	1312	1288	1316	1360	1204	1280
Att/Det Gar Sqft	352	440	294	484	440	440
Prior Land	$13,100					
Prior Total	$134,000					
Comp Land Estimate	$16,000	$15,900	$15,700	$17,000	$15,200	$15,100
Sale Date		2/14/2020	6/15/2020	6/22/2020	7/21/2020	5/1/2020
Sale Price		$167,500	$140,000	$185,500	$140,000	$155,000
Time Adj Sale Price		$168,900	$140,200	$185,800	$140,000	$155,500
TADJSP/SQFT		$131.13	$106.53	$136.62	$116.28	$121.48
Total Adj Factors	$85,800	$79,400	$73,900	$81,500	$74,900	$75,900
Adjusted Sale Price		$175,300	$152,100	$190,100	$150,900	$165,400
Comparable Estimate	$167,000 ($127.29/SFLA)					

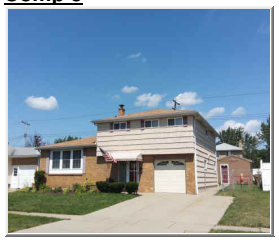
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-39	103.05-13-20	103.05-7-1	103.05-11-1	103.09-4-7	103.05-9-11
Owner	Salisbury, Erika M	Mainella, Maria N	Lockett, Antwan	Shilpi, Shamima Uddin	Nguyen, Viet B	Thapa, Deo
Address	34 Leni Ln	73 Lucy Ln	9 Marlene Dr	4 Betty Lou Ln	131 Nantucket Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 101	44 x 108	90 x 105	75 x 100	55 x 105	60 x 101
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1961 / 0	1963 / 0	1966 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	3 Partial 2	4 Full 1	4 Full 2
1st Sty Area	1512	1288	1569	1715	1342	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	820 0	663 0	556 0	508 0	574 0
SFLA	2032	2108	2232	2271	1850	2275
Att/Det Gar Sqft						
Prior Land	$12,500					
Prior Total	$139,772					
Comp Land Estimate	$15,000	$13,700	$19,400	$17,300	$15,500	$15,900
Sale Date		8/13/2020	6/26/2020	3/26/2020	4/22/2020	2/15/2019
Sale Price		$176,000	$210,000	$205,000	$195,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$206,400	$196,000	$183,200
TADJSP/SQFT		$83.49	$94.27	$90.89	$105.95	$80.53
Total Adj Factors	$92,500	$92,500	$103,600	$110,300	$87,400	$105,700
Adjusted Sale Price		$176,000	$199,300	$188,600	$201,100	$170,000
Comparable Estimate	$187,000 ($92.03/SFLA)					

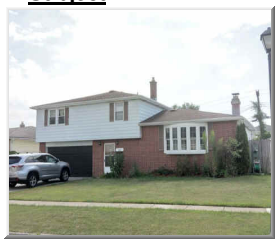
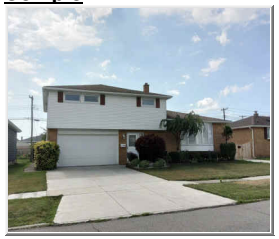
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-11	103.05-7-1	103.05-11-1	103.05-9-11	103.05-13-20	103.05-10-9.1
Owner	Thapa, Deo	Lockett, Antwan	Shilpi, Shamima Uddin	Thapa, Deo	Mainella, Maria N	Zamora Martinez, Juan
Address	37 Leni Ln	9 Marlene Dr	4 Betty Lou Ln	37 Leni Ln	73 Lucy Ln	31 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 101	90 x 105	75 x 100	60 x 101	44 x 108	105 x 101
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1963 / 0	1964 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 574	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1701	1569	1715	1701	1288	1670
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	574 0	663 0	556 0	574 0	820 0	703 0
SFLA	2275	2232	2271	2275	2108	2373
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$149,300					
Comp Land Estimate	$16,000	$19,400	$17,300	$15,900	$13,700	$20,300
Sale Date		6/26/2020	3/26/2020	2/15/2019	8/13/2020	10/22/2018
Sale Price		$210,000	$205,000	$175,000	$176,000	$230,000
Time Adj Sale Price		$210,400	$206,400	$183,200	$176,000	$245,800
TADJSP/SQFT		$94.27	$90.89	$80.53	$83.49	$103.58
Total Adj Factors	$105,700	$103,600	$110,300	$105,700	$92,500	$110,600
Adjusted Sale Price		$212,500	$201,800	$183,200	$189,200	$240,900
Comparable Estimate	$206,000 ($90.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-38	103.05-7-1	103.05-11-1	103.05-13-20	103.05-9-11	103.09-3-14
Owner	Le, Tri	Lockett, Antwan	Shilpi, Shamima Uddin	Mainella, Maria N	Thapa, Deo	Elwaseem, Raid
Address	38 Leni Ln	9 Marlene Dr	4 Betty Lou Ln	73 Lucy Ln	37 Leni Ln	100 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 101	90 x 105	75 x 100	44 x 108	60 x 101	55 x 110
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1963 / 0	1962 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 584	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1616	1569	1715	1288	1701	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	584 0	663 0	556 0	820 0	574 0	576 0
SFLA	2200	2232	2271	2108	2275	2184
Att/Det Gar Sqft						
Prior Land	$13,100					
Prior Total	$148,800					
Comp Land Estimate	$16,000	$19,400	$17,300	$13,700	$15,900	$16,000
Sale Date		6/26/2020	3/26/2020	8/13/2020	2/15/2019	7/19/2019
Sale Price		$210,000	$205,000	$176,000	$175,000	$208,000
Time Adj Sale Price		$210,400	$206,400	$176,000	$183,200	$214,300
TADJSP/SQFT		$94.27	$90.89	$83.49	$80.53	$98.12
Total Adj Factors	$102,200	$103,600	$110,300	$92,500	$105,700	$105,700
Adjusted Sale Price		$209,000	$198,300	$185,700	$179,700	$210,800
Comparable Estimate	$197,000 ($89.55/SFLA)					

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

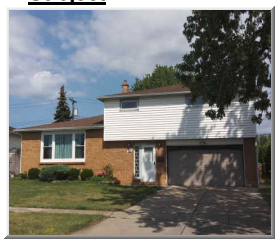
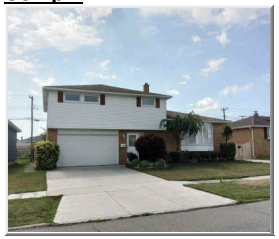
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-12	103.05-10-12	103.09-6-4	92.17-12-4	103.05-13-29	103.09-13-7
Owner	Hora, Linda	Nyberg, Daniel A	Warden, Richard	Johnson, Corey W	Rogers, Cynthia L	Dorman, Andrew D
Address	41 Leni Ln	43 Angela Ln	32 St Lucia Ln	125 Santin Dr	130 Nagel Dr	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 101	60 x 101	54 x 130	75 x 81	54 x 115	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1966 / 0	1962 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1312	1288	1360	1316	1382	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1312	1288	1360	1316	1382	1351
Att/Det Gar Sqft	484	440	484	294	352	375
Prior Land	$13,100					
Prior Total	$117,700					
Comp Land Estimate	$16,000	$15,900	$17,000	$15,700	$16,100	$17,000
Sale Date		2/14/2020	6/22/2020	6/15/2020	8/5/2020	7/28/2020
Sale Price		$167,500	$185,500	$140,000	$179,800	$171,000
Time Adj Sale Price		$168,900	$185,800	$140,200	$179,800	$171,000
TADJSP/SQFT		$131.13	$136.62	$106.53	$130.10	$126.57
Total Adj Factors	$76,900	$79,400	$81,500	$73,900	$81,700	$94,300
Adjusted Sale Price		$166,400	$181,200	$143,200	$175,000	$153,600
Comparable Estimate	$164,000 ($125/SFLA)					

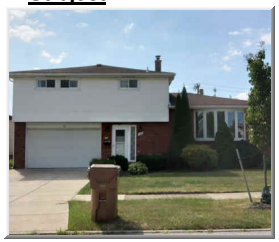
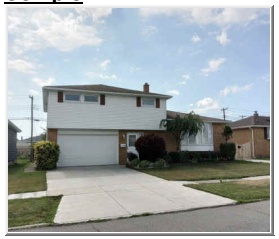
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-37	103.09-4-7	103.09-4-26	103.05-13-20	103.05-7-1	92.17-12-33
Owner	Preston, Duane	Nguyen, Viet B	Uddin, Mohammed F	Mainella, Maria N	Lockett, Antwan	Burkett, Shawn E
Address	42 Leni Ln	131 Nantucket Dr	17 Nantucket Dr	73 Lucy Ln	9 Marlene Dr	99 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 101	55 x 105	55 x 105	44 x 108	90 x 105	65 x 90
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1967 / 0	1962 / 0	1961 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 457	C Average 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	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	4	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 2	3 Partial 1
1st Sty Area	1413	1342	1311	1288	1569	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	457 0	508 0	424 0	820 0	663 0	570 0
SFLA	1870	1850	1735	2108	2232	1948
Att/Det Gar Sqft						
Prior Land	$12,500					
Prior Total	$134,000					
Comp Land Estimate	$15,000	$15,500	$15,500	$13,700	$19,400	$15,600
Sale Date		4/22/2020	9/11/2020	8/13/2020	6/26/2020	12/14/2018
Sale Price		$195,000	$175,000	$176,000	$210,000	$170,000
Time Adj Sale Price		$196,000	$175,000	$176,000	$210,400	$179,600
TADJSP/SQFT		$105.95	$100.86	$83.49	$94.27	$92.20
Total Adj Factors	$85,000	$87,400	$80,300	$92,500	$103,600	$87,300
Adjusted Sale Price		$193,600	$179,700	$168,500	$191,800	$177,300
Comparable Estimate	$182,000 ($97.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-13	103.05-7-1	103.05-11-1	103.05-9-11	103.05-13-20	103.05-10-9.1
Owner	Saleh, Naser A	Lockett, Antwan	Shilpi, Shamima Uddin	Thapa, Deo	Mainella, Maria N	Zamora Martinez, Juan
Address	45 Leni Ln	9 Marlene Dr	4 Betty Lou Ln	37 Leni Ln	73 Lucy Ln	31 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	66 x 103	90 x 105	75 x 100	60 x 101	44 x 108	105 x 101
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1963 / 0	1964 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 574	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1701	1569	1715	1701	1288	1670
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	574 0	663 0	556 0	574 0	820 0	703 0
SFLA	2275	2232	2271	2275	2108	2373
Att/Det Gar Sqft						
Prior Land	$13,900					
Prior Total	$153,500					
Comp Land Estimate	$17,000	$19,400	$17,300	$15,900	$13,700	$20,300
Sale Date		6/26/2020	3/26/2020	2/15/2019	8/13/2020	10/22/2018
Sale Price		$210,000	$205,000	$175,000	$176,000	$230,000
Time Adj Sale Price		$210,400	$206,400	$183,200	$176,000	$245,800
TADJSP/SQFT		$94.27	$90.89	$80.53	$83.49	$103.58
Total Adj Factors	$108,200	$103,600	$110,300	$105,700	$92,500	$110,600
Adjusted Sale Price		$215,000	$204,300	$185,700	$191,700	$243,400
Comparable Estimate	$208,000 ($91.43/SFLA)					

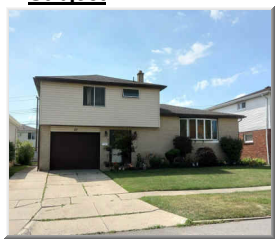
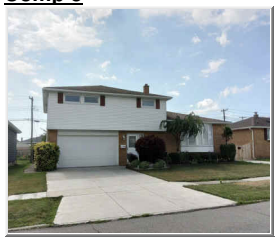
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-36	103.05-8-13	103.09-1-18	103.05-13-29	103.09-6-4	103.05-10-12
Owner	Filippi Peter A	Mirzad, Sediqa	Benbenek, Aurea	Rogers, Cynthia L	Warden, Richard	Nyberg, Daniel A
Address	46 Leni Ln	69 Bernice Dr	17 Creek View Dr	130 Nagel Dr	32 St Lucia Ln	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 103	55 x 105	55 x 105	54 x 115	54 x 130	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1965 / 0	1964 / 0	1962 / 0	1966 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1454	1492	1410	1382	1360	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 280	0 0	0 0	0 0
SFLA	1454	1492	1410	1382	1360	1288
Att/Det Gar Sqft	440	480	440	352	484	440
Prior Land	$13,000					
Prior Total	$128,800					
Comp Land Estimate	$16,000	$15,500	$15,500	$16,100	$17,000	$15,900
Sale Date		11/14/2019	8/26/2020	8/5/2020	6/22/2020	2/14/2020
Sale Price		$199,900	$182,500	$179,800	$185,500	$167,500
Time Adj Sale Price		$203,200	$182,500	$179,800	$185,800	$168,900
TADJSP/SQFT		$136.19	$129.43	$130.10	$136.62	$131.13
Total Adj Factors	$85,300	$91,300	$81,100	$81,700	$81,500	$79,400
Adjusted Sale Price		$197,200	$186,700	$183,400	$189,600	$174,800
Comparable Estimate	$186,000 ($127.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-14	103.05-13-29	103.09-6-4	103.05-10-12	103.09-13-7	103.09-1-18
Owner	Recchio, Mary Joyce	Rogers, Cynthia L	Warden, Richard	Nyberg, Daniel A	Dorman, Andrew D	Benbenek, Aurea
Address	49 Leni Ln	130 Nagel Dr	32 St Lucia Ln	43 Angela Ln	18 Nassau Ln	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	54 x 115	54 x 130	60 x 101	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1966 / 0	1962 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1376	1382	1360	1288	1351	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 672	0 0	0 0	0 0	0 400	0 280
SFLA	1376	1382	1360	1288	1351	1410
Att/Det Gar Sqft	484	352	484	440	375	440
Prior Land	$13,400					
Prior Total	$124,000					
Comp Land Estimate	$16,000	$16,100	$17,000	$15,900	$17,000	$15,500
Sale Date		8/5/2020	6/22/2020	2/14/2020	7/28/2020	8/26/2020
Sale Price		$179,800	$185,500	$167,500	$171,000	$182,500
Time Adj Sale Price		$179,800	$185,800	$168,900	$171,000	$182,500
TADJSP/SQFT		$130.10	$136.62	$131.13	$126.57	$129.43
Total Adj Factors	$82,600	$81,700	$81,500	$79,400	$94,300	$81,100
Adjusted Sale Price		$180,700	$186,900	$172,100	$159,300	$184,000
Comparable Estimate	$177,000 ($128.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-35	103.05-7-1	103.05-11-1	103.05-13-20	103.05-9-11	103.09-3-14
Owner	Nguyen, Truc	Lockett, Antwan	Shilpi, Shamima Uddin	Mainella, Maria N	Thapa, Deo	Elwaseem, Raid
Address	50 Leni Ln	9 Marlene Dr	4 Betty Lou Ln	73 Lucy Ln	37 Leni Ln	100 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 105	90 x 105	75 x 100	44 x 108	60 x 101	55 x 110
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1963 / 0	1962 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 584	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1616	1569	1715	1288	1701	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	584 300	663 0	556 0	820 0	574 0	576 0
SFLA	2200	2232	2271	2108	2275	2184
Att/Det Gar Sqft						
Prior Land	$13,400					
Prior Total	$147,100					
Comp Land Estimate	$16,000	$19,400	$17,300	$13,700	$15,900	$16,000
Sale Date		6/26/2020	3/26/2020	8/13/2020	2/15/2019	7/19/2019
Sale Price		$210,000	$205,000	$176,000	$175,000	$208,000
Time Adj Sale Price		$210,400	$206,400	$176,000	$183,200	$214,300
TADJSP/SQFT		$94.27	$90.89	$83.49	$80.53	$98.12
Total Adj Factors	$102,600	$103,600	$110,300	$92,500	$105,700	$105,700
Adjusted Sale Price		$209,400	$198,700	$186,100	$180,100	$211,200
Comparable Estimate	$197,000 ($89.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-15	103.05-7-1	103.05-11-1	103.05-9-11	103.05-10-9.1	103.05-13-20
Owner	Scire, Andrew	Lockett, Antwan	Shilpi, Shamima Uddin	Thapa, Deo	Zamora Martinez, Juan	Mainella, Maria N
Address	53 Leni Ln	9 Marlene Dr	4 Betty Lou Ln	37 Leni Ln	31 Angela Ln	73 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	90 x 105	75 x 100	60 x 101	105 x 101	44 x 108
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1963 / 0	1964 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 639	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1692	1569	1715	1701	1670	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	639 0	663 0	556 0	574 0	703 0	820 0
SFLA	2331	2232	2271	2275	2373	2108
Att/Det Gar Sqft						
Prior Land	$13,400					
Prior Total	$149,800					
Comp Land Estimate	$16,000	$19,400	$17,300	$15,900	$20,300	$13,700
Sale Date		6/26/2020	3/26/2020	2/15/2019	10/22/2018	8/13/2020
Sale Price		$210,000	$205,000	$175,000	$230,000	$176,000
Time Adj Sale Price		$210,400	$206,400	$183,200	$245,800	$176,000
TADJSP/SQFT		$94.27	$90.89	$80.53	$103.58	$83.49
Total Adj Factors	$105,000	$103,600	$110,300	$105,700	$110,600	$92,500
Adjusted Sale Price		$211,800	$201,100	$182,500	$240,200	$188,500
Comparable Estimate	$205,000 ($87.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-34	103.09-1-18	103.05-8-13	103.05-13-29	103.09-6-4	103.09-13-7
Owner	Meisner Walter C & W	Benbenek, Aurea	Mirzad, Sediqa	Rogers, Cynthia L	Warden, Richard	Dorman, Andrew D
Address	54 Leni Ln	17 Creek View Dr	69 Bernice Dr	130 Nagel Dr	32 St Lucia Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	55 x 105	55 x 105	54 x 115	54 x 130	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1965 / 0	1962 / 0	1966 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1428	1410	1492	1382	1360	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 960	0 0	0 0	0 400
SFLA	1428	1410	1492	1382	1360	1351
Att/Det Gar Sqft	308	440	480	352	484	375
Prior Land	$12,100					
Prior Total	$123,000					
Comp Land Estimate	$15,000	$15,500	$15,500	$16,100	$17,000	$17,000
Sale Date		8/26/2020	11/14/2019	8/5/2020	6/22/2020	7/28/2020
Sale Price		$182,500	$199,900	$179,800	$185,500	$171,000
Time Adj Sale Price		$182,500	$203,200	$179,800	$185,800	$171,000
TADJSP/SQFT		$129.43	$136.19	$130.10	$136.62	$126.57
Total Adj Factors	$79,500	$81,100	$91,300	$81,700	$81,500	$94,300
Adjusted Sale Price		$180,900	$191,400	$177,600	$183,800	$156,200
Comparable Estimate	$178,000 ($124.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-16	103.05-13-20	103.05-7-1	103.05-11-1	103.09-4-7	103.05-9-11
Owner	Anderson, Michael D	Mainella, Maria N	Lockett, Antwan	Shilpi, Shamima Uddin	Nguyen, Viet B	Thapa, Deo
Address	57 Leni Ln	73 Lucy Ln	9 Marlene Dr	4 Betty Lou Ln	131 Nantucket Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	44 x 108	90 x 105	75 x 100	55 x 105	60 x 101
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1961 / 0	1963 / 0	1966 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 552	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 2	4 Full 2	3 Partial 2	4 Full 1	4 Full 2
1st Sty Area	1500	1288	1569	1715	1342	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	552 0	820 0	663 0	556 0	508 0	574 0
SFLA	2052	2108	2232	2271	1850	2275
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$132,300					
Comp Land Estimate	$16,000	$13,700	$19,400	$17,300	$15,500	$15,900
Sale Date		8/13/2020	6/26/2020	3/26/2020	4/22/2020	2/15/2019
Sale Price		$176,000	$210,000	$205,000	$195,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$206,400	$196,000	$183,200
TADJSP/SQFT		$83.49	$94.27	$90.89	$105.95	$80.53
Total Adj Factors	$91,800	$92,500	$103,600	$110,300	$87,400	$105,700
Adjusted Sale Price		$175,300	$198,600	$187,900	$200,400	$169,300
Comparable Estimate	$186,000 ($90.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-33	103.05-13-20	103.05-7-1	103.09-4-7	103.05-11-1	103.09-1-5
Owner	Hanzlian Robert V & Su	Mainella, Maria N	Lockett, Antwan	Nguyen, Viet B	Shilpi, Shamima Uddin	Tyron, Daniel P
Address	58 Leni Ln	73 Lucy Ln	9 Marlene Dr	131 Nantucket Dr	4 Betty Lou Ln	47 Christian 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	44 x 108	90 x 105	55 x 105	75 x 100	55 x 105
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1961 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 1	3 Partial 2	4 Full 1
1st Sty Area	1512	1288	1569	1342	1715	1472
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	820 0	663 0	508 0	556 0	578 325
SFLA	2032	2108	2232	1850	2271	2050
Att/Det Gar Sqft						
Prior Land	$13,400					
Prior Total	$134,300					
Comp Land Estimate	$16,000	$13,700	$19,400	$15,500	$17,300	$15,500
Sale Date		8/13/2020	6/26/2020	4/22/2020	3/26/2020	6/4/2018
Sale Price		$176,000	$210,000	$195,000	$205,000	$178,087
Time Adj Sale Price		$176,000	$210,400	$196,000	$206,400	$194,700
TADJSP/SQFT		$83.49	$94.27	$105.95	$90.89	$94.98
Total Adj Factors	$107,400	$92,500	$103,600	$87,400	$110,300	$91,500
Adjusted Sale Price		$190,900	$214,200	$216,000	$203,500	$210,600
Comparable Estimate	$207,000 ($101.87/SFLA)					

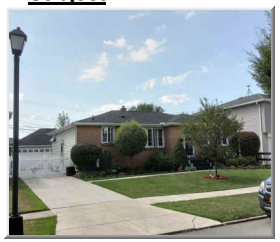
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-17	103.05-13-20	103.05-7-1	103.09-4-7	103.05-11-1	103.09-4-26
Owner	Godzich Daniel P & W	Mainella, Maria N	Lockett, Antwan	Nguyen, Viet B	Shilpi, Shamima Uddin	Uddin, Mohammed F
Address	61 Leni Ln	73 Lucy Ln	9 Marlene Dr	131 Nantucket Dr	4 Betty Lou Ln	17 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 105	44 x 108	90 x 105	55 x 105	75 x 100	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1961 / 0	1966 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 522	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 2	4 Full 1
1st Sty Area	1500	1288	1569	1342	1715	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	522 0	820 0	663 0	508 0	556 0	424 0
SFLA	2022	2108	2232	1850	2271	1735
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$139,700					
Comp Land Estimate	$16,000	$13,700	$19,400	$15,500	$17,300	$15,500
Sale Date		8/13/2020	6/26/2020	4/22/2020	3/26/2020	9/11/2020
Sale Price		$176,000	$210,000	$195,000	$205,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$196,000	$206,400	$175,000
TADJSP/SQFT		$83.49	$94.27	$105.95	$90.89	$100.86
Total Adj Factors	$91,700	$92,500	$103,600	$87,400	$110,300	$80,300
Adjusted Sale Price		$175,200	$198,500	$200,300	$187,800	$186,400
Comparable Estimate	$190,000 ($93.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-32	103.09-1-18	103.09-6-4	103.05-13-29	103.09-13-7	103.05-8-13
Owner	Flick, Frederick J	Benbenek, Aurea	Warden, Richard	Rogers, Cynthia L	Dorman, Andrew D	Mirzad, Sediqa
Address	62 Leni Ln	17 Creek View Dr	32 St Lucia Ln	130 Nagel Dr	18 Nassau Ln	69 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	54 x 130	54 x 115	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1966 / 0	1962 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1396	1410	1360	1382	1351	1492
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 280	0 0	0 0	0 400	0 960
SFLA	1396	1410	1360	1382	1351	1492
Att/Det Gar Sqft	440	440	484	352	375	480
Prior Land	$12,800					
Prior Total	$135,622					
Comp Land Estimate	$16,000	$15,500	$17,000	$16,100	$17,000	$15,500
Sale Date		8/26/2020	6/22/2020	8/5/2020	7/28/2020	11/14/2019
Sale Price		$182,500	$185,500	$179,800	$171,000	$199,900
Time Adj Sale Price		$182,500	$185,800	$179,800	$171,000	$203,200
TADJSP/SQFT		$129.43	$136.62	$130.10	$126.57	$136.19
Total Adj Factors	$81,200	$81,100	$81,500	$81,700	$94,300	$91,300
Adjusted Sale Price		$182,600	$185,500	$179,300	$157,900	$193,100
Comparable Estimate	$180,000 ($128.94/SFLA)					

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

Roll Year: 2021

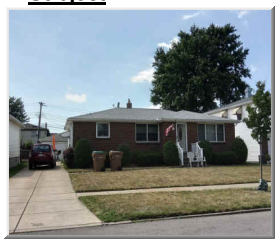
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-18	103.09-6-4	103.09-13-7	103.05-10-12	103.05-13-29	103.09-1-18
Owner	Zimmer, Darryl A	Warden, Richard	Dorman, Andrew D	Nyberg, Daniel A	Rogers, Cynthia L	Benbenek, Aurea
Address	65 Leni Ln	32 St Lucia Ln	18 Nassau Ln	43 Angela Ln	130 Nagel Dr	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	54 x 130	54 x 130	60 x 101	54 x 115	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1961 / 0	1962 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 2	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1344	1360	1351	1288	1382	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 280
SFLA	1344	1360	1351	1288	1382	1410
Att/Det Gar Sqft	483	484	375	440	352	440
Prior Land	$13,400					
Prior Total	$128,500					
Comp Land Estimate	$16,000	$17,000	$17,000	$15,900	$16,100	$15,500
Sale Date		6/22/2020	7/28/2020	2/14/2020	8/5/2020	8/26/2020
Sale Price		$185,500	$171,000	$167,500	$179,800	$182,500
Time Adj Sale Price		$185,800	$171,000	$168,900	$179,800	$182,500
TADJSP/SQFT		$136.62	$126.57	$131.13	$130.10	$129.43
Total Adj Factors	$79,300	$81,500	$94,300	$79,400	$81,700	$81,100
Adjusted Sale Price		$183,600	$156,000	$168,800	$177,400	$180,700
Comparable Estimate	$173,000 ($128.72/SFLA)					

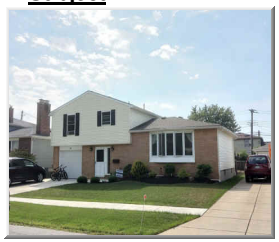
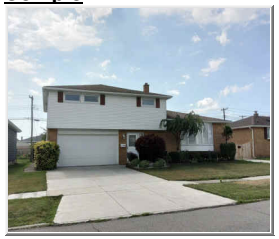
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-31	103.05-8-30	103.09-9-13	103.05-8-13	103.09-1-18	103.09-6-4
Owner	Atkinson, Dennis Jr	Striejewske, Karen L	Powers, Keith R	Mirzad, Sediqa	Benbenek, Aurea	Warden, Richard
Address	66 Leni Ln	70 Leni Ln	4 Honduras Ln	69 Bernice Dr	17 Creek View Dr	32 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 105	52 x 105	75 x 128	55 x 105	55 x 105	54 x 130
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1966 / 0	1965 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	2 / N	6 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1704	1734	1650	1492	1410	1360
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 960	0 280	0 0
SFLA	1704	1734	1650	1492	1410	1360
Att/Det Gar Sqft	528	330	484	480	440	484
Prior Land	$13,400					
Prior Total	$152,500					
Comp Land Estimate	$16,000	$15,000	$19,700	$15,500	$15,500	$17,000
Sale Date		9/10/2019	8/6/2020	11/14/2019	8/26/2020	6/22/2020
Sale Price		$185,000	$231,000	$199,900	$182,500	$185,500
Time Adj Sale Price		$189,300	$231,000	$203,200	$182,500	$185,800
TADJSP/SQFT		$109.17	$140.00	$136.19	$129.43	$136.62
Total Adj Factors	$101,400	$106,700	$102,100	$91,300	$81,100	$81,500
Adjusted Sale Price		$184,000	$230,300	$213,300	$202,800	$205,700
Comparable Estimate	$207,000 ($121.48/SFLA)					

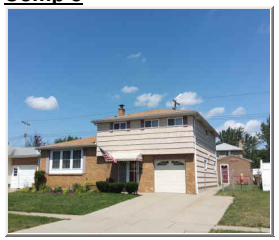
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-19	103.05-13-20	103.05-7-1	103.09-4-7	103.05-11-1	103.09-4-26
Owner	Cunningham, Linda A	Mainella, Maria N	Lockett, Antwan	Nguyen, Viet B	Shilpi, Shamima Uddin	Uddin, Mohammed F
Address	69 Leni Ln	73 Lucy Ln	9 Marlene Dr	131 Nantucket Dr	4 Betty Lou Ln	17 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 105	44 x 108	90 x 105	55 x 105	75 x 100	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1961 / 0	1966 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 522	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 2	4 Full 1
1st Sty Area	1500	1288	1569	1342	1715	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	522 0	820 0	663 0	508 0	556 0	424 0
SFLA	2022	2108	2232	1850	2271	1735
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$132,300					
Comp Land Estimate	$16,000	$13,700	$19,400	$15,500	$17,300	$15,500
Sale Date		8/13/2020	6/26/2020	4/22/2020	3/26/2020	9/11/2020
Sale Price		$176,000	$210,000	$195,000	$205,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$196,000	$206,400	$175,000
TADJSP/SQFT		$83.49	$94.27	$105.95	$90.89	$100.86
Total Adj Factors	$90,700	$92,500	$103,600	$87,400	$110,300	$80,300
Adjusted Sale Price		$174,200	$197,500	$199,300	$186,800	$185,400
Comparable Estimate	$189,000 ($93.47/SFLA)					

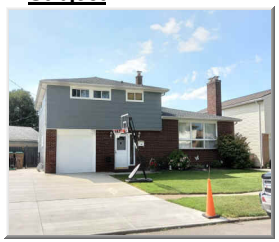
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-30	103.05-8-30	103.09-9-13	103.05-8-13	103.09-6-4	103.09-1-18
Owner	Striejewske, Karen L	Striejewske, Karen L	Powers, Keith R	Mirzad, Sediqa	Warden, Richard	Benbenek, Aurea
Address	70 Leni Ln	70 Leni Ln	4 Honduras Ln	69 Bernice Dr	32 St Lucia Ln	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	52 x 105	75 x 128	55 x 105	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1966 / 0	1965 / 0	1966 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	6 / N	6 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1734	1734	1650	1492	1360	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 960	0 0	0 280
SFLA	1734	1734	1650	1492	1360	1410
Att/Det Gar Sqft	330	330	484	480	484	440
Prior Land	$12,100					
Prior Total	$144,000					
Comp Land Estimate	$15,000	$15,000	$19,700	$15,500	$17,000	$15,500
Sale Date		9/10/2019	8/6/2020	11/14/2019	6/22/2020	8/26/2020
Sale Price		$185,000	$231,000	$199,900	$185,500	$182,500
Time Adj Sale Price		$189,300	$231,000	$203,200	$185,800	$182,500
TADJSP/SQFT		$109.17	$140.00	$136.19	$136.62	$129.43
Total Adj Factors	$106,700	$106,700	$102,100	$91,300	$81,500	$81,100
Adjusted Sale Price		$189,300	$235,600	$218,600	$211,000	$208,100
Comparable Estimate	$213,000 ($122.84/SFLA)					

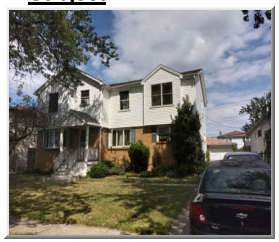
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-20	103.09-6-4	103.09-13-7	103.05-13-29	103.05-10-12	103.09-1-18
Owner	Nosek, Kimberly	Warden, Richard	Dorman, Andrew D	Rogers, Cynthia L	Nyberg, Daniel A	Benbenek, Aurea
Address	73 Leni Ln	32 St Lucia Ln	18 Nassau Ln	130 Nagel Dr	43 Angela Ln	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	54 x 130	54 x 130	54 x 115	60 x 101	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1962 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 2	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1348	1360	1351	1382	1288	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 280
SFLA	1348	1360	1351	1382	1288	1410
Att/Det Gar Sqft	374	484	375	352	440	440
Prior Land	$13,400					
Prior Total	$112,000					
Comp Land Estimate	$16,000	$17,000	$17,000	$16,100	$15,900	$15,500
Sale Date		6/22/2020	7/28/2020	8/5/2020	2/14/2020	8/26/2020
Sale Price		$185,500	$171,000	$179,800	$167,500	$182,500
Time Adj Sale Price		$185,800	$171,000	$179,800	$168,900	$182,500
TADJSP/SQFT		$136.62	$126.57	$130.10	$131.13	$129.43
Total Adj Factors	$77,700	$81,500	$94,300	$81,700	$79,400	$81,100
Adjusted Sale Price		$182,000	$154,400	$175,800	$167,200	$179,100
Comparable Estimate	$172,000 ($127.6/SFLA)					

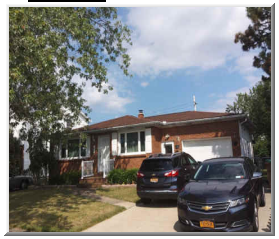
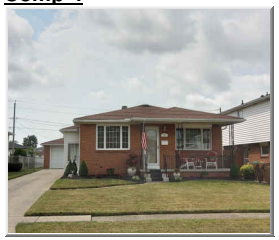
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-29	103.09-6-4	103.05-10-12	103.09-13-7	103.05-13-29	103.09-1-18
Owner	Moser, Frank M	Warden, Richard	Nyberg, Daniel A	Dorman, Andrew D	Rogers, Cynthia L	Benbenek, Aurea
Address	74 Leni Ln	32 St Lucia Ln	43 Angela Ln	18 Nassau Ln	130 Nagel Dr	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	54 x 130	60 x 101	54 x 130	54 x 115	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1962 / 0	1961 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 2	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1360	1288	1351	1382	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 280
SFLA	1316	1360	1288	1351	1382	1410
Att/Det Gar Sqft	528	484	440	375	352	440
Prior Land	$13,400					
Prior Total	$121,000					
Comp Land Estimate	$16,000	$17,000	$15,900	$17,000	$16,100	$15,500
Sale Date		6/22/2020	2/14/2020	7/28/2020	8/5/2020	8/26/2020
Sale Price		$185,500	$167,500	$171,000	$179,800	$182,500
Time Adj Sale Price		$185,800	$168,900	$171,000	$179,800	$182,500
TADJSP/SQFT		$136.62	$131.13	$126.57	$130.10	$129.43
Total Adj Factors	$81,400	$81,500	$79,400	$94,300	$81,700	$81,100
Adjusted Sale Price		$185,700	$170,900	$158,100	$179,500	$182,800
Comparable Estimate	$175,000 ($132.98/SFLA)					

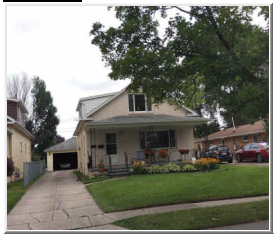
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-21	103.05-7-1	103.05-11-1	103.05-9-11	103.05-13-20	103.05-10-9.1
Owner	Flick, Daniel E	Lockett, Antwan	Shilpi, Shamima Uddin	Thapa, Deo	Mainella, Maria N	Zamora Martinez, Juan
Address	77 Leni Ln	9 Marlene Dr	4 Betty Lou Ln	37 Leni Ln	73 Lucy Ln	31 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	90 x 105	75 x 100	60 x 101	44 x 108	105 x 101
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1963 / 0	1964 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 522	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1764	1569	1715	1701	1288	1670
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	522 0	663 0	556 0	574 0	820 0	703 0
SFLA	2286	2232	2271	2275	2108	2373
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$145,800					
Comp Land Estimate	$16,000	$19,400	$17,300	$15,900	$13,700	$20,300
Sale Date		6/26/2020	3/26/2020	2/15/2019	8/13/2020	10/22/2018
Sale Price		$210,000	$205,000	$175,000	$176,000	$230,000
Time Adj Sale Price		$210,400	$206,400	$183,200	$176,000	$245,800
TADJSP/SQFT		$94.27	$90.89	$80.53	$83.49	$103.58
Total Adj Factors	$104,500	$103,600	$110,300	$105,700	$92,500	$110,600
Adjusted Sale Price		$211,300	$200,600	$182,000	$188,000	$239,700
Comparable Estimate	$204,000 ($89.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-28	103.09-4-7	103.09-4-26	103.05-13-20	103.05-7-1	92.17-12-33
Owner	Gabor, James M	Nguyen, Viet B	Uddin, Mohammed F	Mainella, Maria N	Lockett, Antwan	Burkett, Shawn E
Address	78 Leni Ln	131 Nantucket Dr	17 Nantucket Dr	73 Lucy Ln	9 Marlene Dr	99 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	55 x 105	44 x 108	90 x 105	65 x 90
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1967 / 0	1962 / 0	1961 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 457	C Average 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	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	4	3	3	4	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 2	3 Partial 1
1st Sty Area	1438	1342	1311	1288	1569	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	457 0	508 0	424 0	820 0	663 0	570 0
SFLA	1895	1850	1735	2108	2232	1948
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$136,950					
Comp Land Estimate	$16,000	$15,500	$15,500	$13,700	$19,400	$15,600
Sale Date		4/22/2020	9/11/2020	8/13/2020	6/26/2020	12/14/2018
Sale Price		$195,000	$175,000	$176,000	$210,000	$170,000
Time Adj Sale Price		$196,000	$175,000	$176,000	$210,400	$179,600
TADJSP/SQFT		$105.95	$100.86	$83.49	$94.27	$92.20
Total Adj Factors	$82,600	$87,400	$80,300	$92,500	$103,600	$87,300
Adjusted Sale Price		$191,200	$177,300	$166,100	$189,400	$174,900
Comparable Estimate	$180,000 ($94.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-9-22	103.05-13-20	103.05-7-1	103.09-4-7	103.05-11-1	103.09-4-26
Owner	Kech Darlene M	Mainella, Maria N	Lockett, Antwan	Nguyen, Viet B	Shilpi, Shamima Uddin	Uddin, Mohammed F
Address	81 Leni Ln	73 Lucy Ln	9 Marlene Dr	131 Nantucket Dr	4 Betty Lou Ln	17 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 90	44 x 108	90 x 105	55 x 105	75 x 100	55 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1961 / 0	1966 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 522	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 2	4 Full 1
1st Sty Area	1500	1288	1569	1342	1715	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	522 0	820 0	663 0	508 0	556 0	424 0
SFLA	2022	2108	2232	1850	2271	1735
Att/Det Gar Sqft						
Prior Land	$10,800					
Prior Total	$128,300					
Comp Land Estimate	$14,000	$13,700	$19,400	$15,500	$17,300	$15,500
Sale Date		8/13/2020	6/26/2020	4/22/2020	3/26/2020	9/11/2020
Sale Price		$176,000	$210,000	$195,000	$205,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$196,000	$206,400	$175,000
TADJSP/SQFT		$83.49	$94.27	$105.95	$90.89	$100.86
Total Adj Factors	$88,900	$92,500	$103,600	$87,400	$110,300	$80,300
Adjusted Sale Price		$172,400	$195,700	$197,500	$185,000	$183,600
Comparable Estimate	$187,000 ($92.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-27	102.12-4-18	92.17-12-32	103.09-11-12	102.08-8-36	103.09-13-20
Owner	Haberer, Sandra J	Karakus, Kenan	Che, Kenneth	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Isch, Joseph S
Address	82 Leni Ln	13 Monterey Ln	95 Santin Dr	16 Bahama Ln	38 Ellsworth Dr	176 Zoerb 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 105	50 x 110	65 x 90	55 x 128	61 x 128	120 x 117
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1961 / 2010	1960 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 110	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	6	4	4	4
Full/Half Baths	2 / 0	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 1	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	949	1215	970	1021	780
2nd Sty Area	1340	1050	1215	840	840	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 390	0 320	0 390
SFLA	2656	1999	2310	1810	1861	1620
Att/Det Gar Sqft	368	350		300	441	330
Prior Land	$13,400					
Prior Total	$178,450					
Comp Land Estimate	$16,000	$15,100	$15,600	$17,100	$18,100	$23,000
Sale Date		3/21/2019	4/5/2018	12/14/2018	9/14/2018	1/9/2019
Sale Price		$166,500	$205,000	$177,000	$185,000	$179,000
Time Adj Sale Price		$173,800	$226,600	$187,000	$198,900	$188,000
TADJSP/SQFT		$86.94	$98.10	$103.31	$106.88	$116.05
Total Adj Factors	$117,200	$104,200	$123,700	$98,800	$93,400	$86,700
Adjusted Sale Price		$186,800	$220,100	$205,400	$222,700	$218,500
Comparable Estimate	$211,000 ($79.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-8-26	103.05-7-28	103.05-14-39	103.05-10-12	103.09-6-4	103.09-13-7
Owner	Heiler, Stacy	Autrino, Anthony	Deth, Jessica M	Nyberg, Daniel A	Warden, Richard	Dorman, Andrew D
Address	86 Leni Ln	72 Bernice Dr	114 Joseph St	43 Angela Ln	32 St Lucia Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	55 x 105	56 x 100	60 x 101	54 x 130	54 x 130
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	1965 / 0	1962 / 0	1960 / 0	1962 / 0	1966 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / 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 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1188	1204	1288	1360	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 560	0 405	0 0	0 0	0 400
SFLA	1204	1188	1204	1288	1360	1351
Att/Det Gar Sqft	330	322	440	440	484	375
Prior Land	$12,100					
Prior Total	$107,300					
Comp Land Estimate	$15,000	$15,500	$15,200	$15,900	$17,000	$17,000
Sale Date		1/27/2020	7/21/2020	2/14/2020	6/22/2020	7/28/2020
Sale Price		$136,900	$140,000	$167,500	$185,500	$171,000
Time Adj Sale Price		$138,300	$140,000	$168,900	$185,800	$171,000
TADJSP/SQFT		$116.41	$116.28	$131.13	$136.62	$126.57
Total Adj Factors	$72,000	$72,700	$74,900	$79,400	$81,500	$94,300
Adjusted Sale Price		$137,600	$137,100	$161,500	$176,300	$148,700
Comparable Estimate	$152,000 ($126.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-4	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Stobnicki, Carol A	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	7 Lloyd Dr	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 100	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	720	528	528	576	528	
Prior Land	$12,700					
Prior Total	$112,900					
Comp Land Estimate	$15,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$80,300	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$171,800	$173,100	$168,700	$148,300	$151,300
Comparable Estimate	$163,000 ($99.51/SFLA)					

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

Roll Year: 2021
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-41	92.17-11-16	103.05-2-50	103.05-2-45	103.09-2-16	103.09-4-12
Owner	Neth, Christopher M	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider	Huefner, Andrew J	Davis, Berlencia M
Address	8 Lloyd Dr	688 Dick Rd	1302 George Urban Blv	1322 George Urban Blv	238 Creek Dr	111 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 120	50 x 86	50 x 100	50 x 100	52 x 105	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1961 / 0	1967 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	6	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1140	1232	1232	1280	1161
2nd Sty Area	936	1140	1232	1232	1306	1161
Fin Bsmt/Fin Rec Rm	0 224	0 0	0 616	0 0	0 0	0 0
SFLA	1872	2280	2464	2464	2586	2322
Att/Det Gar Sqft	680	440	528	484	484	480
Prior Land	$13,900					
Prior Total	$126,100					
Comp Land Estimate	$17,000	$13,300	$14,300	$14,300	$15,000	$14,700
Sale Date		4/15/2020	8/19/2019	3/15/2019	3/2/2020	1/26/2018
Sale Price		$235,000	$205,000	$170,050	$185,000	$136,111
Time Adj Sale Price		$236,200	$210,500	$177,500	$186,200	$153,000
TADJSP/SQFT		$103.60	$85.43	$72.04	$72.00	$65.89
Total Adj Factors	$79,600	$103,900	$99,400	$97,800	$113,600	$87,800
Adjusted Sale Price		$211,900	$190,700	$159,300	$152,200	$144,800
Comparable Estimate	$172,000 ($91.88/SFLA)					

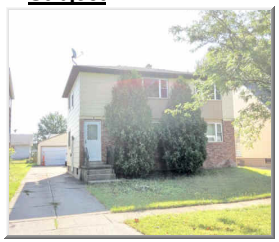
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-5	92.17-11-16	103.05-2-50	103.05-2-45	103.09-2-16	103.09-4-12
Owner	Trzeciak, Richard D Jr.	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider	Huefner, Andrew J	Davis, Berlencia M
Address	11 Lloyd Dr	688 Dick Rd	1302 George Urban Blv	1322 George Urban Blv	238 Creek Dr	111 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 86	50 x 100	50 x 100	52 x 105	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1960 / 0	1961 / 0	1967 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	6	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1140	1232	1232	1280	1161
2nd Sty Area	936	1140	1232	1232	1306	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 616	0 0	0 0	0 0
SFLA	1872	2280	2464	2464	2586	2322
Att/Det Gar Sqft		440	528	484	484	480
Prior Land	$12,700					
Prior Total	$116,200					
Comp Land Estimate	$16,000	$13,300	$14,300	$14,300	$15,000	$14,700
Sale Date		4/15/2020	8/19/2019	3/15/2019	3/2/2020	1/26/2018
Sale Price		$235,000	$205,000	$170,050	$185,000	$136,111
Time Adj Sale Price		$236,200	$210,500	$177,500	$186,200	$153,000
TADJSP/SQFT		$103.60	$85.43	$72.04	$72.00	$65.89
Total Adj Factors	$71,800	$103,900	$99,400	$97,800	$113,600	$87,800
Adjusted Sale Price		$204,100	$182,900	$151,500	$144,400	$137,000
Comparable Estimate	$164,000 ($87.61/SFLA)					

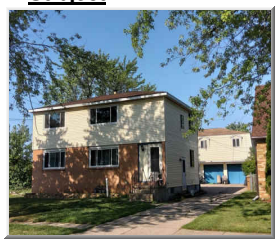
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-40	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Stumpf Eric A	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	12 Lloyd Dr	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 120	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft	672	528	528	576	528	
Prior Land	$12,500					
Prior Total	$109,500					
Comp Land Estimate	$16,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$78,000	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$169,500	$170,800	$166,400	$146,000	$149,000
Comparable Estimate	$160,000 ($97.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-6	102.12-6-18	102.12-6-14	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Battaglia Joseph J	Bird, Stephen B	Webb, Russell E	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	15 Lloyd Dr	119 Zoerb Ave	103 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 125	51 x 142	50 x 145	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1960 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	936	980	1216	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 351	0 0	0 0	0 0	0 936	0 0
SFLA	1638	1715	1768	2156	2320	1911
Att/Det Gar Sqft		528	528	576	528	
Prior Land	$12,700					
Prior Total	$106,000					
Comp Land Estimate	$16,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		4/25/2019	6/10/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$165,000	$169,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$171,600	$174,700	$185,600	$171,100	$155,600
TADJSP/SQFT		$100.06	$98.81	$86.09	$73.75	$81.42
Total Adj Factors	$72,200	$80,100	$81,900	$97,200	$103,100	$84,600
Adjusted Sale Price		$163,700	$165,000	$160,600	$140,200	$143,200
Comparable Estimate	$155,000 ($94.63/SFLA)					

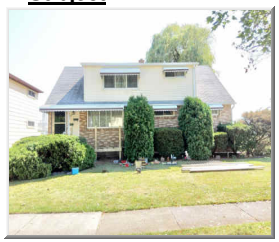
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-39	92.17-11-16	103.05-2-50	103.05-2-45	103.09-2-16	103.09-4-12
Owner	DiBenedetto, Vincent	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider	Huefner, Andrew J	Davis, Berlencia M
Address	16 Lloyd Dr	688 Dick Rd	1302 George Urban Blv	1322 George Urban Blv	238 Creek Dr	111 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 86	50 x 100	50 x 100	52 x 105	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1960 / 0	1961 / 0	1967 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	6	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1140	1232	1232	1280	1161
2nd Sty Area	936	1140	1232	1232	1306	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 616	0 0	0 0	0 0
SFLA	1872	2280	2464	2464	2586	2322
Att/Det Gar Sqft	440	440	528	484	484	480
Prior Land	$12,500					
Prior Total	$132,800					
Comp Land Estimate	$16,000	$13,300	$14,300	$14,300	$15,000	$14,700
Sale Date		4/15/2020	8/19/2019	3/15/2019	3/2/2020	1/26/2018
Sale Price		$235,000	$205,000	$170,050	$185,000	$136,111
Time Adj Sale Price		$236,200	$210,500	$177,500	$186,200	$153,000
TADJSP/SQFT		$103.60	$85.43	$72.04	$72.00	$65.89
Total Adj Factors	$73,600	$103,900	$99,400	$97,800	$113,600	$87,800
Adjusted Sale Price		$205,900	$184,700	$153,300	$146,200	$138,800
Comparable Estimate	$166,000 ($88.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-7	92.17-11-16	103.05-2-50	103.05-2-45	103.09-2-16	103.09-4-12
Owner	Maloney, Patrick	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider	Huefner, Andrew J	Davis, Berlencia M
Address	19 Lloyd Dr	688 Dick Rd	1302 George Urban Blv	1322 George Urban Blv	238 Creek Dr	111 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 125	50 x 86	50 x 100	50 x 100	52 x 105	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1961 / 0	1967 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	5	6	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1140	1232	1232	1280	1161
2nd Sty Area	936	1140	1232	1232	1306	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 616	0 0	0 0	0 0
SFLA	1872	2280	2464	2464	2586	2322
Att/Det Gar Sqft	1,152	440	528	484	484	480
Prior Land	$12,800					
Prior Total	$195,050					
Comp Land Estimate	$18,000	$13,300	$14,300	$14,300	$15,000	$14,700
Sale Date		4/15/2020	8/19/2019	3/15/2019	3/2/2020	1/26/2018
Sale Price		$235,000	$205,000	$170,050	$185,000	$136,111
Time Adj Sale Price		$236,200	$210,500	$177,500	$186,200	$153,000
TADJSP/SQFT		$103.60	$85.43	$72.04	$72.00	$65.89
Total Adj Factors	$84,400	$103,900	$99,400	$97,800	$113,600	$87,800
Adjusted Sale Price		$216,700	$195,500	$164,100	$157,000	$149,600
Comparable Estimate	$177,000 ($94.55/SFLA)					

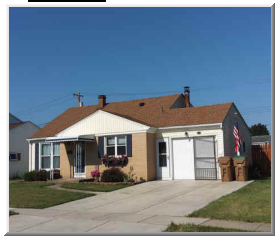
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

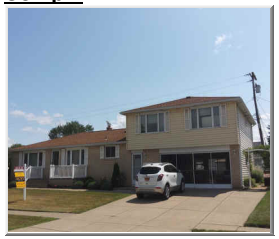
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-38	102.12-6-14	102.12-6-18	102.12-6-9	102.08-9-2	92.14-5-21
Owner	Warden, Elvera	Webb, Russell E	Bird, Stephen B	Booth, Patricia	Kaur, Amarjit	Elmore, Kristen Viola
Address	20 Lloyd Dr	103 Zoerb Ave	119 Zoerb Ave	71 Zoerb Ave	36 Wellington Rd	230 Crandon 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	110	110	110	110	110	111
School Code	143002	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 120	50 x 145	51 x 142	45 x 147	50 x 125	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1957 / 0	1961 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	4	5	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1040	1216	980	1232	1384	1092
2nd Sty Area	0	0	0	0	936	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 936	0 0
SFLA	1820	1768	1715	2156	2320	1911
Att/Det Gar Sqft	528	528	528	576	528	
Prior Land	$14,200					
Prior Total	$120,600					
Comp Land Estimate	$17,000	$17,200	$17,200	$16,100	$16,000	$16,000
Sale Date		6/10/2019	4/25/2019	5/28/2020	11/27/2018	11/1/2019
Sale Price		$169,000	$165,000	$185,000	$161,000	$153,000
Time Adj Sale Price		$174,700	$171,600	$185,600	$171,100	$155,600
TADJSP/SQFT		$98.81	$100.06	$86.09	$73.75	$81.42
Total Adj Factors	$83,600	$81,900	$80,100	$97,200	$103,100	$84,600
Adjusted Sale Price		$176,400	$175,100	$172,000	$151,600	$154,600
Comparable Estimate	$166,000 ($91.21/SFLA)					

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

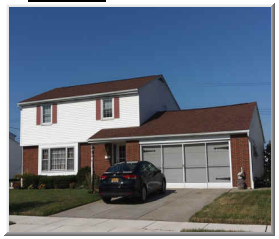
Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-9	103.05-13-9	103.09-11-27	102.08-9-26	103.09-10-23	103.09-12-20
Owner	Schaefer, Aaron T	Martinez, Rebecka	Lis, Jesse J	Rutledge, Henry R	Krech, Kevin D	Deceilio, Derek J
Address	29 Lloyd Dr	29 Lucy Ln	19 Nassau Ln	81 Ellsworth Dr	31 Bahama Ln	324 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	61 x 128	50 x 115	52 x 120	50 x 124	57 x 128	57 x 151
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1961 / 0	1963 / 0	1966 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 180	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1104	1104	1254	1104	1104	1164
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	180 0	306 224	216 0	255 0	408 0	300 0
SFLA	1284	1410	1470	1359	1512	1464
Att/Det Gar Sqft	308	440	748	308	280	384
Prior Land	$14,900					
Prior Total	$126,000					
Comp Land Estimate	$18,000	$15,400	$16,000	$16,000	$17,400	$18,800
Sale Date		6/11/2020	10/9/2020	9/17/2018	3/3/2020	3/6/2020
Sale Price		$179,900	$220,000	$137,000	$160,000	$166,000
Time Adj Sale Price		$180,200	$220,000	$147,300	$161,100	$167,100
TADJSP/SQFT		$127.80	$149.66	$108.39	$106.55	$114.14
Total Adj Factors	$78,100	$72,000	$90,000	$70,600	$76,200	$78,900
Adjusted Sale Price		$186,300	$208,100	$154,800	$163,000	$166,300
Comparable Estimate	$176,000 ($137.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-37	102.08-6-16	102.12-6-9	92.17-11-16	103.05-13-2	102.08-9-2
Owner	Rozewicz, Vincent	Dunkle, Ryan	Booth, Patricia	Alharbi, Amin	Rice, Peter J	Kaur, Amarjit
Address	30 Lloyd Dr	56 Joseph St	71 Zoerb Ave	688 Dick Rd	75 Joseph St	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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 127	75 x 100	45 x 147	50 x 86	75 x 100	50 x 125
Building Style	14 other	03 Split level	04 Cape cod	12 Duplex	03 Split level	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	1960 / 0	1962 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.7	2.0	1.0	2.0
Bedrooms	5	5	5	6	5	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 0	4 Full 0	3 Partial 2	3 Partial 0
1st Sty Area	1328	1892	1232	1140	2222	1384
2nd Sty Area	798	0	0	1140	0	936
Fin Bsmt/Fin Rec Rm	0 1328	115 437	0 0	0 0	210 0	0 936
SFLA	2126	2007	2156	2280	2432	2320
Att/Det Gar Sqft	686		576	440		528
Prior Land	$14,200					
Prior Total	$146,400					
Comp Land Estimate	$17,000	$17,300	$16,100	$13,300	$17,300	$16,000
Sale Date		12/12/2019	5/28/2020	4/15/2020	9/19/2019	11/27/2018
Sale Price		$210,000	$185,000	$235,000	$215,000	$161,000
Time Adj Sale Price		$212,800	$185,600	$236,200	$220,000	$171,100
TADJSP/SQFT		$106.03	$86.09	$103.60	$90.46	$73.75
Total Adj Factors	$98,700	$94,000	$97,200	$103,900	$106,900	$103,100
Adjusted Sale Price		$217,500	$187,100	$231,000	$211,800	$166,700
Comparable Estimate	$203,000 ($95.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-36	103.05-13-29	92.17-12-4	103.09-13-7	103.05-13-28	103.05-10-12
Owner	Lyons Cecilia	Rogers, Cynthia L	Johnson, Corey W	Dorman, Andrew D	Blythe, Scott T	Nyberg, Daniel A
Address	34 Lloyd Dr	130 Nagel Dr	125 Santin Dr	18 Nassau Ln	136 Nagel Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	54 x 115	75 x 81	54 x 130	54 x 115	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 2	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1315	1382	1316	1351	1320	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1315	1382	1316	1351	1320	1288
Att/Det Gar Sqft	352	352	294	375	400	440
Prior Land	$14,100					
Prior Total	$124,300					
Comp Land Estimate	$17,000	$16,100	$15,700	$17,000	$16,100	$15,900
Sale Date		8/5/2020	6/15/2020	7/28/2020	8/14/2019	2/14/2020
Sale Price		$179,800	$140,000	$171,000	$150,000	$167,500
Time Adj Sale Price		$179,800	$140,200	$171,000	$154,000	$168,900
TADJSP/SQFT		$130.10	$106.53	$126.57	$116.67	$131.13
Total Adj Factors	$78,800	$81,700	$73,900	$94,300	$78,200	$79,400
Adjusted Sale Price		$176,900	$145,100	$155,500	$154,600	$168,300
Comparable Estimate	$160,000 ($121.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-10	102.08-8-36	102.12-4-18	103.09-11-12	103.09-13-20	92.17-12-32
Owner	Monaco, Louis F	Hager, Elizabeth J	Karakus, Kenan	Forgie, Jeffrey M Jr	Isch, Joseph S	Che, Kenneth
Address	35 Lloyd Dr	38 Ellsworth Dr	13 Monterey Ln	16 Bahama Ln	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 128	61 x 128	50 x 110	55 x 128	120 x 117	65 x 90
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1963 / 0	1960 / 0	1960 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1054	1021	949	970	780	1215
2nd Sty Area	840	840	1050	840	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 0	0 390	0 390	0 0
SFLA	1894	1861	1999	1810	1620	2310
Att/Det Gar Sqft	440	441	350	300	330	
Prior Land	$15,400					
Prior Total	$146,412					
Comp Land Estimate	$19,000	$18,100	$15,100	$17,100	$23,000	$15,600
Sale Date		9/14/2018	3/21/2019	12/14/2018	1/9/2019	4/5/2018
Sale Price		$185,000	$166,500	$177,000	$179,000	$205,000
Time Adj Sale Price		$198,900	$173,800	$187,000	$188,000	$226,600
TADJSP/SQFT		$106.88	$86.94	$103.31	$116.05	$98.10
Total Adj Factors	$90,800	$93,400	$104,200	$98,800	$86,700	$123,700
Adjusted Sale Price		$196,300	$160,400	$179,000	$192,100	$193,700
Comparable Estimate	$184,000 ($97.15/SFLA)					

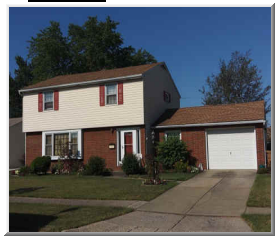
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-35	103.05-13-29	103.09-13-7	92.17-12-4	103.05-13-28	103.05-10-12
Owner	Flemming, Sean P	Rogers, Cynthia L	Dorman, Andrew D	Johnson, Corey W	Blythe, Scott T	Nyberg, Daniel A
Address	38 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	125 Santin Dr	136 Nagel Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	54 x 115	54 x 130	75 x 81	54 x 115	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1328	1382	1351	1316	1320	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1328	1382	1351	1316	1320	1288
Att/Det Gar Sqft	528	352	375	294	400	440
Prior Land	$14,100					
Prior Total	$127,500					
Comp Land Estimate	$17,000	$16,100	$17,000	$15,700	$16,100	$15,900
Sale Date		8/5/2020	7/28/2020	6/15/2020	8/14/2019	2/14/2020
Sale Price		$179,800	$171,000	$140,000	$150,000	$167,500
Time Adj Sale Price		$179,800	$171,000	$140,200	$154,000	$168,900
TADJSP/SQFT		$130.10	$126.57	$106.53	$116.67	$131.13
Total Adj Factors	$81,800	$81,700	$94,300	$73,900	$78,200	$79,400
Adjusted Sale Price		$179,900	$158,500	$148,100	$157,600	$171,300
Comparable Estimate	$163,000 ($122.74/SFLA)					

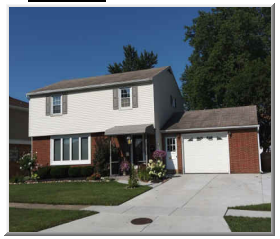
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-11	103.05-11-13	103.05-11-14	103.05-10-27	103.05-13-29	103.05-13-9
Owner	Mazurkiewicz, Lorraine	Torres, Omayra	Mojica, Bianca L	Saladino, Michael J	Rogers, Cynthia L	Martinez, Rebecka
Address	39 Lloyd Dr	49 Deborah Ln	53 Deborah Ln	70 Deborah Ln	130 Nagel Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 128	55 x 105	55 x 105	55 x 105	54 x 115	50 x 115
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1963 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 256	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 1	4 Full 1	4 Full 0	3 Partial 0
1st Sty Area	1104	972	1064	1228	1382	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	256 0	468 0	676 0	468 0	0 0	306 224
SFLA	1360	1440	1740	1696	1382	1410
Att/Det Gar Sqft	264				352	440
Prior Land	$15,200					
Prior Total	$115,200					
Comp Land Estimate	$18,000	$15,500	$15,500	$15,500	$16,100	$15,400
Sale Date		1/31/2020	8/10/2020	9/26/2019	8/5/2020	6/11/2020
Sale Price		$157,900	$174,000	$182,500	$179,800	$179,900
Time Adj Sale Price		$159,500	$174,000	$186,800	$179,800	$180,200
TADJSP/SQFT		$110.76	$100.00	$110.14	$130.10	$127.80
Total Adj Factors	$65,400	$63,600	$83,300	$73,500	$81,700	$72,000
Adjusted Sale Price		$161,300	$156,100	$178,700	$163,500	$173,600
Comparable Estimate	$167,000 ($122.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-34	103.05-14-39	103.05-13-29	103.05-12-25	103.05-10-12	102.08-5-28
Owner	Brignon Joseph E	Deth, Jessica M	Rogers, Cynthia L	Ganje, Christian M	Nyberg, Daniel A	Mohr, Miranda R
Address	42 Lloyd Dr	114 Joseph St	130 Nagel Dr	66 Lucy Ln	43 Angela Ln	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	56 x 100	54 x 115	55 x 129	60 x 101	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1963 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1212	1204	1382	1280	1288	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1212	0 405	0 0	0 352	0 0	0 0
SFLA	1212	1204	1382	1280	1288	1100
Att/Det Gar Sqft	308	440	352	440	440	308
Prior Land	$14,100					
Prior Total	$123,000					
Comp Land Estimate	$17,000	$15,200	$16,100	$17,100	$15,900	$15,100
Sale Date		7/21/2020	8/5/2020	10/25/2019	2/14/2020	9/23/2020
Sale Price		$140,000	$179,800	$167,500	$167,500	$147,016
Time Adj Sale Price		$140,000	$179,800	$170,900	$168,900	$147,000
TADJSP/SQFT		$116.28	$130.10	$133.52	$131.13	$133.64
Total Adj Factors	$80,200	$74,900	$81,700	$82,100	$79,400	$66,400
Adjusted Sale Price		$145,300	$178,300	$169,000	$169,700	$160,800
Comparable Estimate	$165,000 ($136.14/SFLA)					

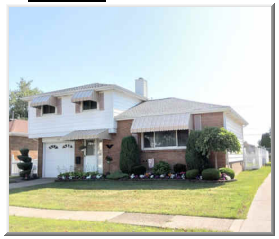
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-33	103.05-14-39	103.05-13-29	103.05-12-25	103.05-10-12	103.09-13-7
Owner	Morrissey, Shawn P	Deth, Jessica M	Rogers, Cynthia L	Ganje, Christian M	Nyberg, Daniel A	Dorman, Andrew D
Address	46 Lloyd Dr	114 Joseph St	130 Nagel Dr	66 Lucy Ln	43 Angela Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 128	56 x 100	54 x 115	55 x 129	60 x 101	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1963 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1212	1204	1382	1280	1288	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 405	0 0	0 352	0 0	0 400
SFLA	1212	1204	1382	1280	1288	1351
Att/Det Gar Sqft	368	440	352	440	440	375
Prior Land	$14,100					
Prior Total	$115,400					
Comp Land Estimate	$17,000	$15,200	$16,100	$17,100	$15,900	$17,000
Sale Date		7/21/2020	8/5/2020	10/25/2019	2/14/2020	7/28/2020
Sale Price		$140,000	$179,800	$167,500	$167,500	$171,000
Time Adj Sale Price		$140,000	$179,800	$170,900	$168,900	$171,000
TADJSP/SQFT		$116.28	$130.10	$133.52	$131.13	$126.57
Total Adj Factors	$72,400	$74,900	$81,700	$82,100	$79,400	$94,300
Adjusted Sale Price		$137,500	$170,500	$161,200	$161,900	$149,100
Comparable Estimate	$156,000 ($128.71/SFLA)					

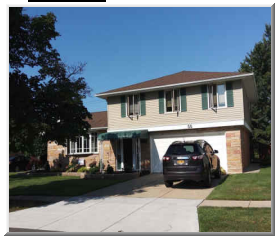
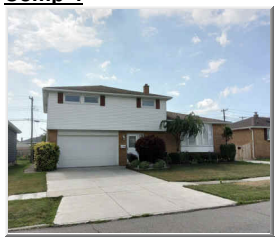
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-12	102.08-8-36	103.09-11-12	102.12-4-18	103.09-13-20	92.17-12-32
Owner	San Filippo, Marianne	Hager, Elizabeth J	Forgie, Jeffrey M Jr	Karakus, Kenan	Isch, Joseph S	Che, Kenneth
Address	47 Lloyd Dr	38 Ellsworth Dr	16 Bahama Ln	13 Monterey Ln	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 128	61 x 128	55 x 128	50 x 110	120 x 117	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1960 / 0	1960 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 105	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 1
1st Sty Area	1000	1021	970	949	780	1215
2nd Sty Area	840	840	840	1050	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 390	0 0	0 390	0 0
SFLA	1840	1861	1810	1999	1620	2310
Att/Det Gar Sqft	264	441	300	350	330	
Prior Land	$15,400					
Prior Total	$161,850					
Comp Land Estimate	$19,000	$18,100	$17,100	$15,100	$23,000	$15,600
Sale Date		9/14/2018	12/14/2018	3/21/2019	1/9/2019	4/5/2018
Sale Price		$185,000	$177,000	$166,500	$179,000	$205,000
Time Adj Sale Price		$198,900	$187,000	$173,800	$188,000	$226,600
TADJSP/SQFT		$106.88	$103.31	$86.94	$116.05	$98.10
Total Adj Factors	$98,700	$93,400	$98,800	$104,200	$86,700	$123,700
Adjusted Sale Price		$204,200	$186,900	$168,300	$200,000	$201,600
Comparable Estimate	$192,000 ($104.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-32	103.05-13-29	103.09-13-7	103.05-13-28	92.17-12-4	103.05-10-12
Owner	Sobczak, Sally Ann	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Johnson, Corey W	Nyberg, Daniel A
Address	50 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	125 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	54 x 115	54 x 130	54 x 115	75 x 81	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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 / 2	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1424	1382	1351	1320	1316	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 920	0 0	0 400	0 0	0 0	0 0
SFLA	1424	1382	1351	1320	1316	1288
Att/Det Gar Sqft	624	352	375	400	294	440
Prior Land	$14,100					
Prior Total	$122,400					
Comp Land Estimate	$17,000	$16,100	$17,000	$16,100	$15,700	$15,900
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/15/2020	2/14/2020
Sale Price		$179,800	$171,000	$150,000	$140,000	$167,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$140,200	$168,900
TADJSP/SQFT		$130.10	$126.57	$116.67	$106.53	$131.13
Total Adj Factors	$78,500	$81,700	$94,300	$78,200	$73,900	$79,400
Adjusted Sale Price		$176,600	$155,200	$154,300	$144,800	$168,000
Comparable Estimate	$160,000 ($112.36/SFLA)					

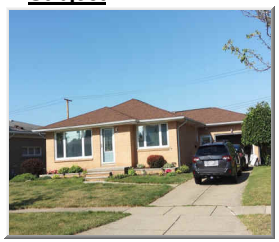
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-13	103.09-13-20	102.08-8-36	103.09-11-12	102.12-4-18	92.17-12-32
Owner	Wendling, Diana	Isch, Joseph S	Hager, Elizabeth J	Forgie, Jeffrey M Jr	Karakus, Kenan	Che, Kenneth
Address	51 Lloyd Dr	176 Zoerb Ave	38 Ellsworth Dr	16 Bahama Ln	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 128	120 x 117	61 x 128	55 x 128	50 x 110	65 x 90
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1963 / 0	1960 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 110	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	780	780	1021	970	949	1215
2nd Sty Area	840	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 390	0 390	0 320	0 390	0 0	0 0
SFLA	1620	1620	1861	1810	1999	2310
Att/Det Gar Sqft	418	330	441	300	350	
Prior Land	$14,800					
Prior Total	$149,649					
Comp Land Estimate	$18,000	$23,000	$18,100	$17,100	$15,100	$15,600
Sale Date		1/9/2019	9/14/2018	12/14/2018	3/21/2019	4/5/2018
Sale Price		$179,000	$185,000	$177,000	$166,500	$205,000
Time Adj Sale Price		$188,000	$198,900	$187,000	$173,800	$226,600
TADJSP/SQFT		$116.05	$106.88	$103.31	$86.94	$98.10
Total Adj Factors	$92,800	$86,700	$93,400	$98,800	$104,200	$123,700
Adjusted Sale Price		$194,100	$198,300	$181,000	$162,400	$195,700
Comparable Estimate	$186,000 ($114.81/SFLA)					

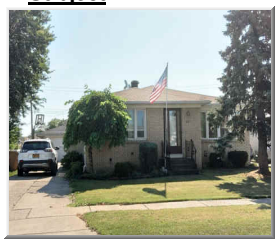
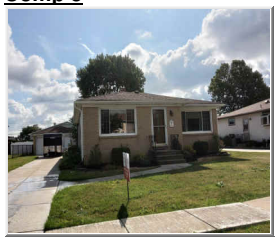
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-31	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	102.08-9-26
Owner	Tschamber, Audrey M	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Rutledge, Henry R
Address	54 Lloyd Dr	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	81 Ellsworth 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	50 x 115	52 x 120	57 x 128	57 x 151	50 x 124
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 189	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / 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	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1211	1104	1254	1104	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	189 0	306 224	216 0	408 0	300 0	255 0
SFLA	1400	1410	1470	1512	1464	1359
Att/Det Gar Sqft		440	748	280	384	308
Prior Land	$14,100					
Prior Total	$120,700					
Comp Land Estimate	$17,000	$15,400	$16,000	$17,400	$18,800	$16,000
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	9/17/2018
Sale Price		$179,900	$220,000	$160,000	$166,000	$137,000
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$147,300
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$108.39
Total Adj Factors	$71,000	$72,000	$90,000	$76,200	$78,900	$70,600
Adjusted Sale Price		$179,200	$201,000	$155,900	$159,200	$147,700
Comparable Estimate	$169,000 ($120.71/SFLA)					

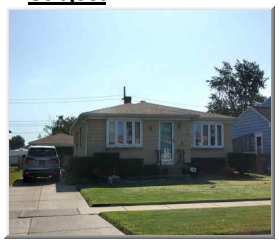
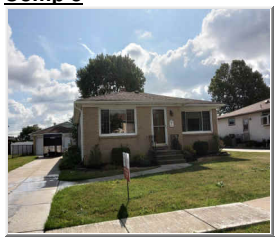
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-14	103.05-13-20	103.05-11-1	103.05-7-1	103.05-9-11	103.09-3-14
Owner	Leszkowicz, David	Mainella, Maria N	Shilpi, Shamima Uddin	Lockett, Antwan	Thapa, Deo	Elwaseem, Raid
Address	55 Lloyd Dr	73 Lucy Ln	4 Betty Lou Ln	9 Marlene Dr	37 Leni Ln	100 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 128	44 x 108	75 x 100	90 x 105	60 x 101	55 x 110
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1963 / 0	1961 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 508	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / Y	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1606	1288	1715	1569	1701	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	508 0	820 0	556 0	663 0	574 0	576 0
SFLA	2114	2108	2271	2232	2275	2184
Att/Det Gar Sqft						
Prior Land	$15,400					
Prior Total	$148,100					
Comp Land Estimate	$19,000	$13,700	$17,300	$19,400	$15,900	$16,000
Sale Date		8/13/2020	3/26/2020	6/26/2020	2/15/2019	7/19/2019
Sale Price		$176,000	$205,000	$210,000	$175,000	$208,000
Time Adj Sale Price		$176,000	$206,400	$210,400	$183,200	$214,300
TADJSP/SQFT		$83.49	$90.89	$94.27	$80.53	$98.12
Total Adj Factors	$106,800	$92,500	$110,300	$103,600	$105,700	$105,700
Adjusted Sale Price		$190,300	$202,900	$213,600	$184,300	$215,400
Comparable Estimate	$201,000 ($95.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-30	102.12-4-18	102.08-8-36	103.09-11-12	103.09-13-20	92.17-12-32
Owner	Maloney Patrick	Karakus, Kenan	Hager, Elizabeth J	Forgie, Jeffrey M Jr	Isch, Joseph S	Che, Kenneth
Address	58 Lloyd Dr	13 Monterey Ln	38 Ellsworth Dr	16 Bahama Ln	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 128	50 x 110	61 x 128	55 x 128	120 x 117	65 x 90
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1132	949	1021	970	780	1215
2nd Sty Area	840	1050	840	840	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 390	0 390	0 0
SFLA	1972	1999	1861	1810	1620	2310
Att/Det Gar Sqft	672	350	441	300	330	
Prior Land	$15,400					
Prior Total	$159,360					
Comp Land Estimate	$19,000	$15,100	$18,100	$17,100	$23,000	$15,600
Sale Date		3/21/2019	9/14/2018	12/14/2018	1/9/2019	4/5/2018
Sale Price		$166,500	$185,000	$177,000	$179,000	$205,000
Time Adj Sale Price		$173,800	$198,900	$187,000	$188,000	$226,600
TADJSP/SQFT		$86.94	$106.88	$103.31	$116.05	$98.10
Total Adj Factors	$98,900	$104,200	$93,400	$98,800	$86,700	$123,700
Adjusted Sale Price		$168,500	$204,400	$187,100	$200,200	$201,800
Comparable Estimate	$192,000 ($97.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-15	103.05-13-29	103.09-13-7	103.05-13-28	92.17-12-4	102.08-6-29
Owner	Brzostowski, Cheryl A	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Johnson, Corey W	Khanal, Dharma
Address	59 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	125 Santin Dr	4 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 128	54 x 115	54 x 130	54 x 115	75 x 81	75 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1374	1382	1351	1320	1316	1287
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 696	0 0	0 400	0 0	0 0	0 600
SFLA	1374	1382	1351	1320	1316	1287
Att/Det Gar Sqft	308	352	375	400	294	550
Prior Land	$13,600					
Prior Total	$131,306					
Comp Land Estimate	$17,000	$16,100	$17,000	$16,100	$15,700	$17,300
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/15/2020	12/20/2019
Sale Price		$179,800	$171,000	$150,000	$140,000	$164,000
Time Adj Sale Price		$179,800	$171,000	$154,000	$140,200	$166,200
TADJSP/SQFT		$130.10	$126.57	$116.67	$106.53	$129.14
Total Adj Factors	$85,100	$81,700	$94,300	$78,200	$73,900	$82,100
Adjusted Sale Price		$183,200	$161,800	$160,900	$151,400	$169,200
Comparable Estimate	$165,000 ($120.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-29	103.05-13-29	103.09-13-7	103.05-13-28	92.17-12-4	103.05-12-25
Owner	Kasprzak, James M Jr	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Johnson, Corey W	Ganje, Christian M
Address	62 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	125 Santin Dr	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 128	54 x 115	54 x 130	54 x 115	75 x 81	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1424	1382	1351	1320	1316	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1424	0 0	0 400	0 0	0 0	0 352
SFLA	1424	1382	1351	1320	1316	1280
Att/Det Gar Sqft	528	352	375	400	294	440
Prior Land	$12,800					
Prior Total	$130,642					
Comp Land Estimate	$16,000	$16,100	$17,000	$16,100	$15,700	$17,100
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/15/2020	10/25/2019
Sale Price		$179,800	$171,000	$150,000	$140,000	$167,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$140,200	$170,900
TADJSP/SQFT		$130.10	$126.57	$116.67	$106.53	$133.52
Total Adj Factors	$86,500	$81,700	$94,300	$78,200	$73,900	$82,100
Adjusted Sale Price		$184,600	$163,200	$162,300	$152,800	$175,300
Comparable Estimate	$168,000 ($117.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-16	102.12-7-7.1	103.09-9-13	103.05-8-30	103.05-13-29	103.09-13-7
Owner	Bartnik, Norman	Mbeke, Cyprian L	Powers, Keith R	Striejewske, Karen L	Rogers, Cynthia L	Dorman, Andrew D
Address	65 Lloyd Dr	51 Goering Ave	4 Honduras Ln	70 Leni Ln	130 Nagel Dr	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 128	240 x 147	75 x 128	52 x 105	54 x 115	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1966 / 0	1966 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 105	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	2 / N	1 / N	6 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1920	1840	1650	1734	1382	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1920	1840	1650	1734	1382	1351
Att/Det Gar Sqft	484	576 620	484	330	352	375
Prior Land	$17,300					
Prior Total	$159,360					
Comp Land Estimate	$20,000	$35,600	$19,700	$15,000	$16,100	$17,000
Sale Date		2/21/2020	8/6/2020	9/10/2019	8/5/2020	7/28/2020
Sale Price		$210,000	$231,000	$185,000	$179,800	$171,000
Time Adj Sale Price		$211,800	$231,000	$189,300	$179,800	$171,000
TADJSP/SQFT		$115.11	$140.00	$109.17	$130.10	$126.57
Total Adj Factors	$116,700	$141,300	$102,100	$106,700	$81,700	$94,300
Adjusted Sale Price		$187,200	$245,600	$199,300	$214,800	$193,400
Comparable Estimate	$208,000 ($108.33/SFLA)					

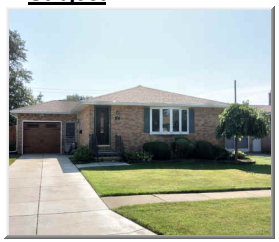
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-28	103.05-13-29	103.09-13-7	103.05-13-28	103.09-6-4	103.05-12-25
Owner	Pham, Kevin	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Warden, Richard	Ganje, Christian M
Address	66 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	32 St Lucia Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 128	54 x 115	54 x 130	54 x 115	54 x 130	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1962 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1351	1382	1351	1320	1360	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 400	0 0	0 0	0 352
SFLA	1351	1382	1351	1320	1360	1280
Att/Det Gar Sqft	440	352	375	400	484	440
Prior Land	$12,800					
Prior Total	$128,567					
Comp Land Estimate	$16,000	$16,100	$17,000	$16,100	$17,000	$17,100
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/22/2020	10/25/2019
Sale Price		$179,800	$171,000	$150,000	$185,500	$167,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$185,800	$170,900
TADJSP/SQFT		$130.10	$126.57	$116.67	$136.62	$133.52
Total Adj Factors	$83,600	$81,700	$94,300	$78,200	$81,500	$82,100
Adjusted Sale Price		$181,700	$160,300	$159,400	$187,900	$172,400
Comparable Estimate	$172,000 ($127.31/SFLA)					

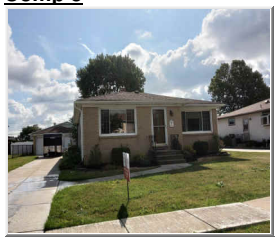
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-27	103.09-10-23	103.05-13-9	103.09-11-27	103.09-4-26	103.09-7-21
Owner	Wojtas, Kathleen A	Krech, Kevin D	Martinez, Rebecka	Lis, Jesse J	Uddin, Mohammed F	Zielinski, Jacob
Address	70 Lloyd Dr	31 Bahama Ln	29 Lucy Ln	19 Nassau Ln	17 Nantucket Dr	35 Honduras Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 128	57 x 128	50 x 115	52 x 120	55 x 105	50 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1963 / 0	1961 / 0	1967 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 544	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	1104	1104	1104	1254	1311	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	408 0	306 224	216 0	424 0	544 0
SFLA	1648	1512	1410	1470	1735	1648
Att/Det Gar Sqft	264	280	440	748		484
Prior Land	$14,100					
Prior Total	$129,065					
Comp Land Estimate	$17,000	$17,400	$15,400	$16,000	$15,500	$16,200
Sale Date		3/3/2020	6/11/2020	10/9/2020	9/11/2020	1/17/2019
Sale Price		$160,000	$179,900	$220,000	$175,000	$165,000
Time Adj Sale Price		$161,100	$180,200	$220,000	$175,000	$173,300
TADJSP/SQFT		$106.55	$127.80	$149.66	$100.86	$105.16
Total Adj Factors	$78,800	$76,200	$72,000	$90,000	$80,300	$81,300
Adjusted Sale Price		$163,700	$187,000	$208,800	$173,500	$170,800
Comparable Estimate	$181,000 ($109.83/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	102.08-8-17	103.05-13-29	103.09-9-13	103.09-13-7	103.05-8-13	103.05-13-28
Owner	Szafranek, Sylvia	Rogers, Cynthia L	Powers, Keith R	Dorman, Andrew D	Mirzad, Sediqa	Blythe, Scott T
Address	71 Lloyd Dr	130 Nagel Dr	4 Honduras Ln	18 Nassau Ln	69 Bernice Dr	136 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	73 x 128	54 x 115	75 x 128	54 x 130	55 x 105	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1966 / 0	1961 / 0	1965 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 2	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1568	1382	1650	1351	1492	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 960	0 0
SFLA	1568	1382	1650	1351	1492	1320
Att/Det Gar Sqft	220	352	484	375	480	400
Prior Land	$16,400					
Prior Total	$139,025					
Comp Land Estimate	$19,000	$16,100	$19,700	$17,000	$15,500	$16,100
Sale Date		8/5/2020	8/6/2020	7/28/2020	11/14/2019	8/14/2019
Sale Price		$179,800	$231,000	$171,000	$199,900	$150,000
Time Adj Sale Price		$179,800	$231,000	$171,000	$203,200	$154,000
TADJSP/SQFT		$130.10	$140.00	$126.57	$136.19	$116.67
Total Adj Factors	$91,600	$81,700	$102,100	$94,300	$91,300	$78,200
Adjusted Sale Price		$189,700	$220,500	$168,300	$203,500	$167,400
Comparable Estimate	$190,000 ($121.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-18	103.05-13-29	103.09-13-7	103.05-13-28	92.17-12-4	103.09-6-4
Owner	Malczewski, Florence	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Johnson, Corey W	Warden, Richard
Address	75 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	125 Santin Dr	32 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 128	54 x 115	54 x 130	54 x 115	75 x 81	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1372	1382	1351	1320	1316	1360
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1372	1382	1351	1320	1316	1360
Att/Det Gar Sqft	330	352	375	400	294	484
Prior Land	$14,600					
Prior Total	$129,231					
Comp Land Estimate	$18,000	$16,100	$17,000	$16,100	$15,700	$17,000
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/15/2020	6/22/2020
Sale Price		$179,800	$171,000	$150,000	$140,000	$185,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$140,200	$185,800
TADJSP/SQFT		$130.10	$126.57	$116.67	$106.53	$136.62
Total Adj Factors	$84,500	$81,700	$94,300	$78,200	$73,900	$81,500
Adjusted Sale Price		$182,600	$161,200	$160,300	$150,800	$188,800
Comparable Estimate	$169,000 ($123.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-26	103.05-14-39	103.05-13-29	103.09-13-7	103.05-12-25	103.05-10-12
Owner	Szymanski Timothy R	Deth, Jessica M	Rogers, Cynthia L	Dorman, Andrew D	Ganje, Christian M	Nyberg, Daniel A
Address	76 Lloyd Dr	114 Joseph St	130 Nagel Dr	18 Nassau Ln	66 Lucy Ln	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	56 x 100	54 x 115	54 x 130	55 x 129	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1961 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 2	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1204	1382	1351	1280	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 588	0 405	0 0	0 400	0 352	0 0
SFLA	1200	1204	1382	1351	1280	1288
Att/Det Gar Sqft	330	440	352	375	440	440
Prior Land	$14,100					
Prior Total	$119,300					
Comp Land Estimate	$17,000	$15,200	$16,100	$17,000	$17,100	$15,900
Sale Date		7/21/2020	8/5/2020	7/28/2020	10/25/2019	2/14/2020
Sale Price		$140,000	$179,800	$171,000	$167,500	$167,500
Time Adj Sale Price		$140,000	$179,800	$171,000	$170,900	$168,900
TADJSP/SQFT		$116.28	$130.10	$126.57	$133.52	$131.13
Total Adj Factors	$77,300	$74,900	$81,700	$94,300	$82,100	$79,400
Adjusted Sale Price		$142,400	$175,400	$154,000	$166,100	$166,800
Comparable Estimate	$161,000 ($134.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-25	103.05-13-29	103.09-13-7	103.05-13-28	103.09-6-4	103.05-12-25
Owner	Kaplan, Leonard	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Warden, Richard	Ganje, Christian M
Address	78 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	32 St Lucia Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 128	54 x 115	54 x 130	54 x 115	54 x 130	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1360	1382	1351	1320	1360	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 880	0 0	0 400	0 0	0 0	0 352
SFLA	1360	1382	1351	1320	1360	1280
Att/Det Gar Sqft	336	352	375	400	484	440
Prior Land	$13,400					
Prior Total	$128,069					
Comp Land Estimate	$17,000	$16,100	$17,000	$16,100	$17,000	$17,100
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/22/2020	10/25/2019
Sale Price		$179,800	$171,000	$150,000	$185,500	$167,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$185,800	$170,900
TADJSP/SQFT		$130.10	$126.57	$116.67	$136.62	$133.52
Total Adj Factors	$83,200	$81,700	$94,300	$78,200	$81,500	$82,100
Adjusted Sale Price		$181,300	$159,900	$159,000	$187,500	$172,000
Comparable Estimate	$172,000 ($126.47/SFLA)					

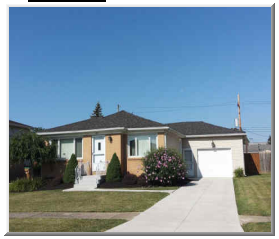
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-19	103.05-13-29	103.09-13-7	103.05-13-28	92.17-12-4	103.09-6-4
Owner	Latshaw, Richard DC	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Johnson, Corey W	Warden, Richard
Address	79 Lloyd Dr	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	125 Santin Dr	32 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 128	54 x 115	54 x 130	54 x 115	75 x 81	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1372	1382	1351	1320	1316	1360
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1372	1382	1351	1320	1316	1360
Att/Det Gar Sqft	330	352	375	400	294	484
Prior Land	$14,100					
Prior Total	$127,405					
Comp Land Estimate	$17,000	$16,100	$17,000	$16,100	$15,700	$17,000
Sale Date		8/5/2020	7/28/2020	8/14/2019	6/15/2020	6/22/2020
Sale Price		$179,800	$171,000	$150,000	$140,000	$185,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$140,200	$185,800
TADJSP/SQFT		$130.10	$126.57	$116.67	$106.53	$136.62
Total Adj Factors	$82,300	$81,700	$94,300	$78,200	$73,900	$81,500
Adjusted Sale Price		$180,400	$159,000	$158,100	$148,600	$186,600
Comparable Estimate	$167,000 ($121.72/SFLA)					

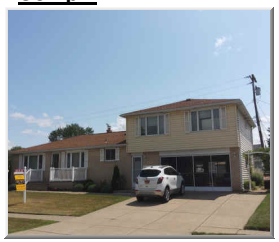
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-24	103.09-13-7	103.05-13-29	103.05-12-25	103.05-13-28	103.05-10-12
Owner	Haffa, Russell R	Dorman, Andrew D	Rogers, Cynthia L	Ganje, Christian M	Blythe, Scott T	Nyberg, Daniel A
Address	82 Lloyd Dr	18 Nassau Ln	130 Nagel Dr	66 Lucy Ln	136 Nagel Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 112	54 x 130	54 x 115	55 x 129	54 x 115	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1962 / 0	1963 / 0	1962 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	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 / 2	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1300	1351	1382	1280	1320	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 400	0 0	0 352	0 0	0 0
SFLA	1300	1351	1382	1280	1320	1288
Att/Det Gar Sqft	440	375	352	440	400	440
Prior Land	$13,900					
Prior Total	$122,100					
Comp Land Estimate	$17,000	$17,000	$16,100	$17,100	$16,100	$15,900
Sale Date		7/28/2020	8/5/2020	10/25/2019	8/14/2019	2/14/2020
Sale Price		$171,000	$179,800	$167,500	$150,000	$167,500
Time Adj Sale Price		$171,000	$179,800	$170,900	$154,000	$168,900
TADJSP/SQFT		$126.57	$130.10	$133.52	$116.67	$131.13
Total Adj Factors	$75,700	$94,300	$81,700	$82,100	$78,200	$79,400
Adjusted Sale Price		$152,400	$173,800	$164,500	$151,500	$165,200
Comparable Estimate	$161,000 ($123.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-20	103.09-13-7	103.05-13-29	103.05-12-25	103.05-13-28	103.05-10-12
Owner	Zielinski, James D	Dorman, Andrew D	Rogers, Cynthia L	Ganje, Christian M	Blythe, Scott T	Nyberg, Daniel A
Address	83 Lloyd Dr	18 Nassau Ln	130 Nagel Dr	66 Lucy Ln	136 Nagel Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 128	54 x 130	54 x 115	55 x 129	54 x 115	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1962 / 0	1963 / 0	1962 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	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 / 2	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1298	1351	1382	1280	1320	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 400	0 0	0 352	0 0	0 0
SFLA	1298	1351	1382	1280	1320	1288
Att/Det Gar Sqft	352	375	352	440	400	440
Prior Land	$14,100					
Prior Total	$124,900					
Comp Land Estimate	$17,000	$17,000	$16,100	$17,100	$16,100	$15,900
Sale Date		7/28/2020	8/5/2020	10/25/2019	8/14/2019	2/14/2020
Sale Price		$171,000	$179,800	$167,500	$150,000	$167,500
Time Adj Sale Price		$171,000	$179,800	$170,900	$154,000	$168,900
TADJSP/SQFT		$126.57	$130.10	$133.52	$116.67	$131.13
Total Adj Factors	$79,200	$94,300	$81,700	$82,100	$78,200	$79,400
Adjusted Sale Price		$155,900	$177,300	$168,000	$155,000	$168,700
Comparable Estimate	$165,000 ($127.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-8-21	103.05-13-2	102.08-6-16	103.09-2-16	103.05-2-50	103.05-4-7
Owner	Green Ellen	Rice, Peter J	Dunkle, Ryan	Huefner, Andrew J	Wilhelm, Cory	Hulslander, John Jr
Address	89 Lloyd Dr	75 Joseph St	56 Joseph St	238 Creek Dr	1302 George Urban Blv	48 Christian 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 120	75 x 100	75 x 100	52 x 105	50 x 100	52 x 105
Building Style	03 Split level	03 Split level	03 Split level	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1967 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 388	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	2.0	2.0
Bedrooms	5	5	5	5	6	5
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2294	2222	1892	1280	1232	1353
2nd Sty Area	0	0	0	1306	1232	1380
Fin Bsmt/Fin Rec Rm	388 600	210 0	115 437	0 0	0 616	0 0
SFLA	2682	2432	2007	2586	2464	2733
Att/Det Gar Sqft				484	528	440
Prior Land	$16,200					
Prior Total	$157,200					
Comp Land Estimate	$19,000	$17,300	$17,300	$15,000	$14,300	$15,000
Sale Date		9/19/2019	12/12/2019	3/2/2020	8/19/2019	3/29/2019
Sale Price		$215,000	$210,000	$185,000	$205,000	$160,000
Time Adj Sale Price		$220,000	$212,800	$186,200	$210,500	$167,000
TADJSP/SQFT		$90.46	$106.03	$72.00	$85.43	$61.11
Total Adj Factors	$119,800	$106,900	$94,000	$113,600	$99,400	$100,600
Adjusted Sale Price		$232,900	$238,600	$192,400	$230,900	$186,200
Comparable Estimate	$216,000 ($80.54/SFLA)					

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

Roll Year: 2021

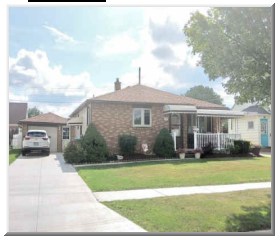
Option : 110_ENPM_OPTIONS

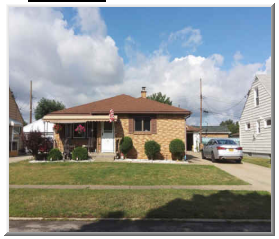
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-1	103.05-1-17	103.09-4-26	103.09-4-7	103.05-13-20	103.05-13-9
Owner	Cunningham, Dawn	Kane, Jason M	Uddin, Mohammed F	Nguyen, Viet B	Mainella, Maria N	Martinez, Rebecka
Address	4 Lucy Ln	80 Santin Dr	17 Nantucket Dr	131 Nantucket Dr	73 Lucy Ln	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	55 x 100	55 x 105	55 x 105	44 x 108	50 x 115
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1967 / 0	1966 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 456	C Average 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	4	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	4 Full 2	3 Partial 0
1st Sty Area	1334	1430	1311	1342	1288	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	456 0	360 0	424 0	508 0	820 0	306 224
SFLA	1790	1790	1735	1850	2108	1410
Att/Det Gar Sqft	576					440
Prior Land	$14,700					
Prior Total	$136,369					
Comp Land Estimate	$17,000	$15,100	$15,500	$15,500	$13,700	$15,400
Sale Date		10/10/2018	9/11/2020	4/22/2020	8/13/2020	6/11/2020
Sale Price		$162,000	$175,000	$195,000	$176,000	$179,900
Time Adj Sale Price		$173,100	$175,000	$196,000	$176,000	$180,200
TADJSP/SQFT		$96.70	$100.86	$105.95	$83.49	$127.80
Total Adj Factors	$91,500	$84,100	$80,300	$87,400	$92,500	$72,000
Adjusted Sale Price		$180,500	$186,200	$200,100	$175,000	$199,700
Comparable Estimate	$188,000 ($105.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-3	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Nelligan, Courtney L	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	7 Lucy Ln	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
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	4 Full 0	4 Full 0
1st Sty Area	1008	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 377	0 377	0 0	0 120	0 0	0 0
SFLA	1512	1512	1495	1512	1326	1344
Att/Det Gar Sqft	400	400	462	440	273	440
Prior Land	$12,500					
Prior Total	$133,049					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$87,700	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$181,800	$152,200	$187,700	$178,800	$175,400
Comparable Estimate	$175,000 ($115.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-39	103.05-13-29	103.05-8-13	92.17-12-4	103.09-13-7	103.05-1-41
Owner	Notaro, Russell A	Rogers, Cynthia L	Mirzad, Sediqa	Johnson, Corey W	Dorman, Andrew D	Vacanti, Scott
Address	8 Lucy Ln	130 Nagel Dr	69 Bernice Dr	125 Santin Dr	18 Nassau Ln	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	54 x 115	55 x 105	75 x 81	54 x 130	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1965 / 0	1962 / 0	1961 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 2	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	1532	1382	1492	1316	1351	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 594	0 0	0 960	0 0	0 400	0 175
SFLA	1532	1382	1492	1316	1351	1280
Att/Det Gar Sqft	440	352	480	294	375	440
Prior Land	$12,500					
Prior Total	$140,934					
Comp Land Estimate	$15,000	$16,100	$15,500	$15,700	$17,000	$15,100
Sale Date		8/5/2020	11/14/2019	6/15/2020	7/28/2020	5/1/2020
Sale Price		$179,800	$199,900	$140,000	$171,000	$155,000
Time Adj Sale Price		$179,800	$203,200	$140,200	$171,000	$155,500
TADJSP/SQFT		$130.10	$136.19	$106.53	$126.57	$121.48
Total Adj Factors	$89,700	$81,700	$91,300	$73,900	$94,300	$75,900
Adjusted Sale Price		$187,800	$201,600	$156,000	$166,400	$169,300
Comparable Estimate	$176,000 ($114.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-4	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Meier, Kristen M	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	11 Lucy Ln	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	2	3	4	3	4	4
Full/Half Baths	1 / 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	4 Full 0	4 Full 0
1st Sty Area	1008	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 0	0 0
SFLA	1512	1512	1495	1512	1326	1344
Att/Det Gar Sqft	440	400	462	440	273	440
Prior Land	$12,500					
Prior Total	$117,600					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$72,700	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$166,800	$137,200	$172,700	$163,800	$160,400
Comparable Estimate	$160,000 ($105.82/SFLA)					

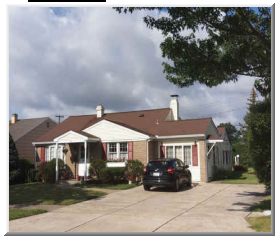
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-38	102.08-5-28	103.05-14-39	103.05-14-46	103.05-11-12	103.05-1-38
Owner	Pillard Larry & W	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Rychlicki, Richard	Gearhart, Scott J
Address	12 Lucy Ln	45 Nadine Dr	114 Joseph St	86 Joseph St	45 Deborah Ln	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	58 x 103	50 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	1962 / 0	1959 / 0	1960 / 0	1969 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1072	1100	1204	1108	1005	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 0	0 250
SFLA	1072	1100	1204	1108	1005	1100
Att/Det Gar Sqft	308	308	440	352	300	400
Prior Land	$12,500					
Prior Total	$105,300					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$15,800	$14,300
Sale Date		9/23/2020	7/21/2020	12/5/2019	12/13/2019	10/25/2019
Sale Price		$147,016	$140,000	$162,500	$150,000	$155,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$152,000	$158,100
TADJSP/SQFT		$133.64	$116.28	$148.65	$151.24	$143.73
Total Adj Factors	$64,400	$66,400	$74,900	$66,300	$62,700	$67,000
Adjusted Sale Price		$145,000	$129,500	$162,800	$153,700	$155,500
Comparable Estimate	$149,000 ($138.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-5	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	103.05-11-12
Owner	Rine, John J Jr	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Rychlicki, Richard
Address	15 Lucy Ln	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	45 Deborah Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	58 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	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1100	1204	1108	1100	1005
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 405	0 0	0 250	0 0
SFLA	1108	1100	1204	1108	1100	1005
Att/Det Gar Sqft	440	308	440	352	400	300
Prior Land	$12,500					
Prior Total	$110,200					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,800
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	12/13/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$150,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$152,000
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$151.24
Total Adj Factors	$68,800	$66,400	$74,900	$66,300	$67,000	$62,700
Adjusted Sale Price		$149,400	$133,900	$167,200	$159,900	$158,100
Comparable Estimate	$154,000 ($138.99/SFLA)					

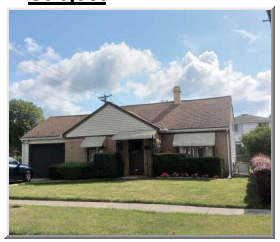
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-37	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	103.05-14-31
Owner	Kszanak, Lorraine	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Sengupta, Mrityunjoy
Address	16 Lucy Ln	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	146 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	57 x 102	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1959 / 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 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1008	977	1008	884	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 377	0 0	0 120	0 0	0 425
SFLA	1568	1512	1495	1512	1326	1692
Att/Det Gar Sqft	308	400	462	440	273	468
Prior Land	$12,500					
Prior Total	$126,400					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,800
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	5/21/2018
Sale Price		$180,000	$140,000	$162,000	$155,000	$152,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$167,100
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$98.76
Total Adj Factors	$74,700	$87,700	$76,900	$72,200	$66,000	$98,800
Adjusted Sale Price		$168,800	$139,200	$174,700	$165,800	$143,000
Comparable Estimate	$158,000 ($100.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-6	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Sweet, Helen	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	19 Lucy Ln	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1008	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 377	0 0	0 120	0 0	0 0
SFLA	1512	1512	1495	1512	1326	1344
Att/Det Gar Sqft	440	400	462	440	273	440
Prior Land	$12,500					
Prior Total	$127,700					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$74,100	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$168,200	$138,600	$174,100	$165,200	$161,800
Comparable Estimate	$162,000 ($107.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-36	103.05-13-3	103.05-11-32	103.05-13-6	102.08-5-17	92.17-11-7
Owner	Bauer, Martin G	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Foster, Shane T	Lukasiewicz, Joseph
Address	20 Lucy Ln	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	223 Santin Dr	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	57 x 102	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 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	4 Full 0	4 Full 0
1st Sty Area	1015	1008	977	1008	884	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 0	0 0
SFLA	1540	1512	1495	1512	1326	1344
Att/Det Gar Sqft	360	400	462	440	273	440
Prior Land	$12,500					
Prior Total	$125,100					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,500	$15,200
Sale Date		1/3/2020	1/17/2020	11/2/2018	12/23/2019	7/30/2019
Sale Price		$180,000	$140,000	$162,000	$155,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$157,100	$155,600
TADJSP/SQFT		$120.24	$94.58	$113.89	$118.48	$115.77
Total Adj Factors	$73,900	$87,700	$76,900	$72,200	$66,000	$67,900
Adjusted Sale Price		$168,000	$138,400	$173,900	$165,000	$161,600
Comparable Estimate	$161,000 ($104.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-8	103.05-13-20	103.09-4-7	103.09-4-26	92.17-12-33	103.05-13-9
Owner	Pawig, Bernard	Mainella, Maria N	Nguyen, Viet B	Uddin, Mohammed F	Burkett, Shawn E	Martinez, Rebecka
Address	25 Lucy Ln	73 Lucy Ln	131 Nantucket Dr	17 Nantucket Dr	99 Santin Dr	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 115	44 x 108	55 x 105	55 x 105	65 x 90	50 x 115
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1966 / 0	1967 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 507	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 1	4 Full 1	3 Partial 1	3 Partial 0
1st Sty Area	1368	1288	1342	1311	1378	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	507 0	820 0	508 0	424 0	570 0	306 224
SFLA	1875	2108	1850	1735	1948	1410
Att/Det Gar Sqft						440
Prior Land	$13,500					
Prior Total	$133,600					
Comp Land Estimate	$16,000	$13,700	$15,500	$15,500	$15,600	$15,400
Sale Date		8/13/2020	4/22/2020	9/11/2020	12/14/2018	6/11/2020
Sale Price		$176,000	$195,000	$175,000	$170,000	$179,900
Time Adj Sale Price		$176,000	$196,000	$175,000	$179,600	$180,200
TADJSP/SQFT		$83.49	$105.95	$100.86	$92.20	$127.80
Total Adj Factors	$88,000	$92,500	$87,400	$80,300	$87,300	$72,000
Adjusted Sale Price		$171,500	$196,600	$182,700	$180,300	$196,200
Comparable Estimate	$185,000 ($98.67/SFLA)					

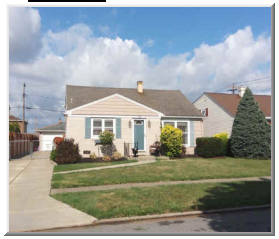
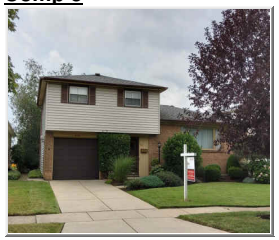
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-35	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	102.08-9-26
Owner	Michalski, Alfred J	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Rutledge, Henry R
Address	26 Lucy Ln	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	81 Ellsworth 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 113	50 x 115	52 x 120	57 x 128	57 x 151	50 x 124
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / 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	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1168	1104	1254	1104	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	306 224	216 0	408 0	300 0	255 0
SFLA	1168	1410	1470	1512	1464	1359
Att/Det Gar Sqft	322	440	748	280	384	308
Prior Land	$13,600					
Prior Total	$109,145					
Comp Land Estimate	$16,000	$15,400	$16,000	$17,400	$18,800	$16,000
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	9/17/2018
Sale Price		$179,900	$220,000	$160,000	$166,000	$137,000
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$147,300
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$108.39
Total Adj Factors	$62,000	$72,000	$90,000	$76,200	$78,900	$70,600
Adjusted Sale Price		$170,200	$192,000	$146,900	$150,200	$138,700
Comparable Estimate	$160,000 ($136.99/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-9	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	103.09-7-10
Owner	Martinez, Rebecka	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Mager, Sila
Address	29 Lucy Ln	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 115	52 x 120	57 x 128	57 x 151	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 306	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1104	1104	1254	1104	1164	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	306 224	306 224	216 0	408 0	300 0	270 0
SFLA	1410	1410	1470	1512	1464	1480
Att/Det Gar Sqft	440	440	748	280	384	
Prior Land	$12,200					
Prior Total	$118,275					
Comp Land Estimate	$15,000	$15,400	$16,000	$17,400	$18,800	$16,600
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	10/22/2019
Sale Price		$179,900	$220,000	$160,000	$166,000	$164,900
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$168,200
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$113.65
Total Adj Factors	$72,000	$72,000	$90,000	$76,200	$78,900	$74,800
Adjusted Sale Price		$180,200	$202,000	$156,900	$160,200	$165,400
Comparable Estimate	$173,000 ($122.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-34	103.05-13-29	92.17-12-4	103.05-10-12	103.09-13-7	103.05-13-28
Owner	Ruthenberg David J &	Rogers, Cynthia L	Johnson, Corey W	Nyberg, Daniel A	Dorman, Andrew D	Blythe, Scott T
Address	30 Lucy Ln	130 Nagel Dr	125 Santin Dr	43 Angela Ln	18 Nassau Ln	136 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 114	54 x 115	75 x 81	60 x 101	54 x 130	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1962 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1382	1316	1288	1351	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1316	1382	1316	1288	1351	1320
Att/Det Gar Sqft		352	294	440	375	400
Prior Land	$13,400					
Prior Total	$120,700					
Comp Land Estimate	$16,000	$16,100	$15,700	$15,900	$17,000	$16,100
Sale Date		8/5/2020	6/15/2020	2/14/2020	7/28/2020	8/14/2019
Sale Price		$179,800	$140,000	$167,500	$171,000	$150,000
Time Adj Sale Price		$179,800	$140,200	$168,900	$171,000	$154,000
TADJSP/SQFT		$130.10	$106.53	$131.13	$126.57	$116.67
Total Adj Factors	$70,800	$81,700	$73,900	$79,400	$94,300	$78,200
Adjusted Sale Price		$168,900	$137,100	$160,300	$147,500	$146,600
Comparable Estimate	$152,000 ($115.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-10	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	102.08-9-26
Owner	Rembold, Florence H	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Rutledge, Henry R
Address	33 Lucy Ln	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	81 Ellsworth 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 115	50 x 115	52 x 120	57 x 128	57 x 151	50 x 124
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 224	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / 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	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1104	1104	1254	1104	1164	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	224 0	306 224	216 0	408 0	300 0	255 0
SFLA	1328	1410	1470	1512	1464	1359
Att/Det Gar Sqft	546	440	748	280	384	308
Prior Land	$13,400					
Prior Total	$106,900					
Comp Land Estimate	$16,000	$15,400	$16,000	$17,400	$18,800	$16,000
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	9/17/2018
Sale Price		$179,900	$220,000	$160,000	$166,000	$137,000
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$147,300
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$108.39
Total Adj Factors	$60,600	$72,000	$90,000	$76,200	$78,900	$70,600
Adjusted Sale Price		$168,800	$190,600	$145,500	$148,800	$137,300
Comparable Estimate	$158,000 ($118.98/SFLA)					

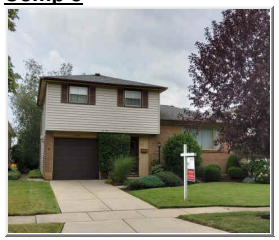
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-33	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	103.09-4-26
Owner	Corbett, Sean P	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Uddin, Mohammed F
Address	34 Lucy Ln	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	17 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 116	50 x 115	52 x 120	57 x 128	57 x 151	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1260	1104	1254	1104	1164	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 0	306 224	216 0	408 0	300 0	424 0
SFLA	1596	1410	1470	1512	1464	1735
Att/Det Gar Sqft		440	748	280	384	
Prior Land	$13,500					
Prior Total	$123,255					
Comp Land Estimate	$16,000	$15,400	$16,000	$17,400	$18,800	$15,500
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	9/11/2020
Sale Price		$179,900	$220,000	$160,000	$166,000	$175,000
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$175,000
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$100.86
Total Adj Factors	$75,900	$72,000	$90,000	$76,200	$78,900	$80,300
Adjusted Sale Price		$184,100	$205,900	$160,800	$164,100	$170,600
Comparable Estimate	$177,000 ($110.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-11	102.08-8-36	103.09-11-12	102.12-4-18	103.09-13-20	92.17-12-32
Owner	Meyerhofer Mark A &	Hager, Elizabeth J	Forgie, Jeffrey M Jr	Karakus, Kenan	Isch, Joseph S	Che, Kenneth
Address	37 Lucy Ln	38 Ellsworth Dr	16 Bahama Ln	13 Monterey Ln	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 115	61 x 128	55 x 128	50 x 110	120 x 117	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1960 / 0	1960 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 105	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 1
1st Sty Area	1044	1021	970	949	780	1215
2nd Sty Area	840	840	840	1050	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 390	0 0	0 390	0 0
SFLA	1884	1861	1810	1999	1620	2310
Att/Det Gar Sqft	440	441	300	350	330	
Prior Land	$14,600					
Prior Total	$157,285					
Comp Land Estimate	$18,000	$18,100	$17,100	$15,100	$23,000	$15,600
Sale Date		9/14/2018	12/14/2018	3/21/2019	1/9/2019	4/5/2018
Sale Price		$185,000	$177,000	$166,500	$179,000	$205,000
Time Adj Sale Price		$198,900	$187,000	$173,800	$188,000	$226,600
TADJSP/SQFT		$106.88	$103.31	$86.94	$116.05	$98.10
Total Adj Factors	$91,700	$93,400	$98,800	$104,200	$86,700	$123,700
Adjusted Sale Price		$197,200	$179,900	$161,300	$193,000	$194,600
Comparable Estimate	$185,000 ($98.2/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

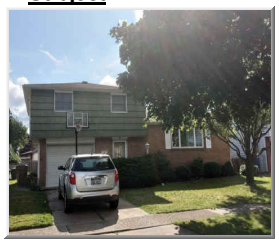
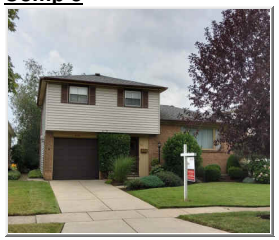
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-32	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	103.09-7-10
Owner	Mohr David J & W	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Mager, Sila
Address	38 Lucy Ln	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 118	50 x 115	52 x 120	57 x 128	57 x 151	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1204	1104	1254	1104	1164	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	306 224	216 0	408 0	300 0	270 0
SFLA	1484	1410	1470	1512	1464	1480
Att/Det Gar Sqft		440	748	280	384	
Prior Land	$12,800					
Prior Total	$119,900					
Comp Land Estimate	$16,000	$15,400	$16,000	$17,400	$18,800	$16,600
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	10/22/2019
Sale Price		$179,900	$220,000	$160,000	$166,000	$164,900
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$168,200
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$113.65
Total Adj Factors	$71,500	$72,000	$90,000	$76,200	$78,900	$74,800
Adjusted Sale Price		$179,700	$201,500	$156,400	$159,700	$164,900
Comparable Estimate	$172,000 ($115.9/SFLA)					

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

Roll Year: 2021

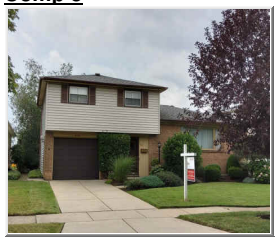
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-12	102.08-5-28	103.05-14-46	103.05-14-39	103.05-11-12	103.05-1-38
Owner	Weishaupt Walter F Jr &	Mohr, Miranda R	Nordin, Courtney	Deth, Jessica M	Rychlicki, Richard	Gearhart, Scott J
Address	41 Lucy Ln	45 Nadine Dr	86 Joseph St	114 Joseph St	45 Deborah Ln	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 115	55 x 100	50 x 100	56 x 100	58 x 103	50 x 100
Building Style	14 other	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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1959 / 0	1969 / 0	1960 / 0	1962 / 0	1960 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 224	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1104	1100	1108	1204	1005	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	224 0	0 0	0 0	0 405	0 0	0 250
SFLA	1104	1100	1108	1204	1005	1100
Att/Det Gar Sqft	264	308	352	440	300	400
Prior Land	$13,400					
Prior Total	$97,800					
Comp Land Estimate	$16,000	$15,100	$14,300	$15,200	$15,800	$14,300
Sale Date		9/23/2020	12/5/2019	7/21/2020	12/13/2019	10/25/2019
Sale Price		$147,016	$162,500	$140,000	$150,000	$155,000
Time Adj Sale Price		$147,000	$164,700	$140,000	$152,000	$158,100
TADJSP/SQFT		$133.64	$148.65	$116.28	$151.24	$143.73
Total Adj Factors	$47,200	$66,400	$66,300	$74,900	$62,700	$67,000
Adjusted Sale Price		$127,800	$145,600	$112,300	$136,500	$138,300
Comparable Estimate	$132,000 ($119.57/SFLA)					

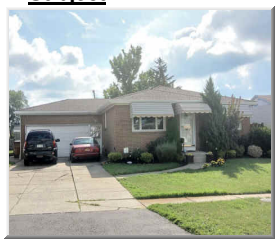
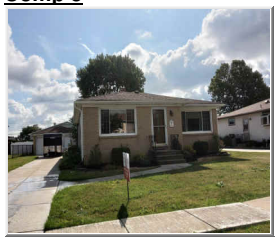
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-31	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	103.09-7-10
Owner	Szmanda David J	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Mager, Sila
Address	42 Lucy Ln	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 120	50 x 115	52 x 120	57 x 128	57 x 151	52 x 128
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1226	1104	1254	1104	1164	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	306 224	216 0	408 0	300 0	270 0
SFLA	1506	1410	1470	1512	1464	1480
Att/Det Gar Sqft		440	748	280	384	
Prior Land	$13,700					
Prior Total	$131,887					
Comp Land Estimate	$17,000	$15,400	$16,000	$17,400	$18,800	$16,600
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	10/22/2019
Sale Price		$179,900	$220,000	$160,000	$166,000	$164,900
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$168,200
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$113.65
Total Adj Factors	$81,900	$72,000	$90,000	$76,200	$78,900	$74,800
Adjusted Sale Price		$190,100	$211,900	$166,800	$170,100	$175,300
Comparable Estimate	$183,000 ($121.51/SFLA)					

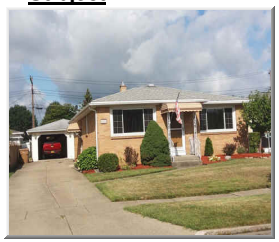
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-13	103.09-13-20	103.09-11-12	102.08-8-36	102.12-4-18	92.17-12-32
Owner	Bavaro Nicholas T	Isch, Joseph S	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Karakus, Kenan	Che, Kenneth
Address	45 Lucy Ln	176 Zoerb Ave	16 Bahama Ln	38 Ellsworth Dr	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 115	120 x 117	55 x 128	61 x 128	50 x 110	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	780	780	970	1021	949	1215
2nd Sty Area	810	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 390	0 320	0 0	0 0
SFLA	1590	1620	1810	1861	1999	2310
Att/Det Gar Sqft	330	330	300	441	350	
Prior Land	$13,400					
Prior Total	$134,543					
Comp Land Estimate	$16,000	$23,000	$17,100	$18,100	$15,100	$15,600
Sale Date		1/9/2019	12/14/2018	9/14/2018	3/21/2019	4/5/2018
Sale Price		$179,000	$177,000	$185,000	$166,500	$205,000
Time Adj Sale Price		$188,000	$187,000	$198,900	$173,800	$226,600
TADJSP/SQFT		$116.05	$103.31	$106.88	$86.94	$98.10
Total Adj Factors	$74,900	$86,700	$98,800	$93,400	$104,200	$123,700
Adjusted Sale Price		$176,200	$163,100	$180,400	$144,500	$177,800
Comparable Estimate	$168,000 ($105.66/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	103.05-12-30	103.05-13-9	103.09-10-23	103.09-11-27	103.09-12-20	103.09-7-10
Owner	Malkowski, Daniel P	Martinez, Rebecka	Krech, Kevin D	Lis, Jesse J	Deceilio, Derek J	Mager, Sila
Address	46 Lucy Ln	29 Lucy Ln	31 Bahama Ln	19 Nassau Ln	324 Nagel Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 123	50 x 115	57 x 128	52 x 120	57 x 151	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1961 / 0	1962 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 330	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / 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	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1232	1104	1104	1254	1164	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	330 0	306 224	408 0	216 0	300 0	270 0
SFLA	1562	1410	1512	1470	1464	1480
Att/Det Gar Sqft		440	280	748	384	
Prior Land	$13,900					
Prior Total	$127,986					
Comp Land Estimate	$17,000	$15,400	$17,400	$16,000	$18,800	$16,600
Sale Date		6/11/2020	3/3/2020	10/9/2020	3/6/2020	10/22/2019
Sale Price		$179,900	$160,000	$220,000	$166,000	$164,900
Time Adj Sale Price		$180,200	$161,100	$220,000	$167,100	$168,200
TADJSP/SQFT		$127.80	$106.55	$149.66	$114.14	$113.65
Total Adj Factors	$76,900	$72,000	$76,200	$90,000	$78,900	$74,800
Adjusted Sale Price		$185,100	$161,800	$206,900	$165,100	$170,300
Comparable Estimate	$178,000 ($113.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-14	103.05-13-29	103.09-13-7	103.05-13-28	103.05-10-12	92.17-12-4
Owner	Cammarata, Philip F	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Nyberg, Daniel A	Johnson, Corey W
Address	49 Lucy Ln	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	43 Angela Ln	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 115	54 x 115	54 x 130	54 x 115	60 x 101	75 x 81
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 2	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1340	1382	1351	1320	1288	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1340	1382	1351	1320	1288	1316
Att/Det Gar Sqft	364	352	375	400	440	294
Prior Land	$13,500					
Prior Total	$123,421					
Comp Land Estimate	$16,000	$16,100	$17,000	$16,100	$15,900	$15,700
Sale Date		8/5/2020	7/28/2020	8/14/2019	2/14/2020	6/15/2020
Sale Price		$179,800	$171,000	$150,000	$167,500	$140,000
Time Adj Sale Price		$179,800	$171,000	$154,000	$168,900	$140,200
TADJSP/SQFT		$130.10	$126.57	$116.67	$131.13	$106.53
Total Adj Factors	$77,900	$81,700	$94,300	$78,200	$79,400	$73,900
Adjusted Sale Price		$176,000	$154,600	$153,700	$167,400	$144,200
Comparable Estimate	$159,000 ($118.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-29	103.05-13-29	103.09-13-7	103.09-6-4	103.05-10-12	103.05-12-25
Owner	Angielczyk, Thomas D	Rogers, Cynthia L	Dorman, Andrew D	Warden, Richard	Nyberg, Daniel A	Ganje, Christian M
Address	50 Lucy Ln	130 Nagel Dr	18 Nassau Ln	32 St Lucia Ln	43 Angela Ln	66 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 123	54 x 115	54 x 130	54 x 130	60 x 101	55 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1961 / 0	1966 / 0	1962 / 0	1963 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 2	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1369	1382	1351	1360	1288	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 352
SFLA	1369	1382	1351	1360	1288	1280
Att/Det Gar Sqft	418	352	375	484	440	440
Prior Land	$14,200					
Prior Total	$130,400					
Comp Land Estimate	$17,000	$16,100	$17,000	$17,000	$15,900	$17,100
Sale Date		8/5/2020	7/28/2020	6/22/2020	2/14/2020	10/25/2019
Sale Price		$179,800	$171,000	$185,500	$167,500	$167,500
Time Adj Sale Price		$179,800	$171,000	$185,800	$168,900	$170,900
TADJSP/SQFT		$130.10	$126.57	$136.62	$131.13	$133.52
Total Adj Factors	$85,000	$81,700	$94,300	$81,500	$79,400	$82,100
Adjusted Sale Price		$183,100	$161,700	$189,300	$174,500	$173,800
Comparable Estimate	$176,000 ($128.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-15	103.05-14-39	103.05-13-29	103.05-12-25	103.05-10-12	103.09-13-7
Owner	Bickel, John	Deth, Jessica M	Rogers, Cynthia L	Ganje, Christian M	Nyberg, Daniel A	Dorman, Andrew D
Address	53 Lucy Ln	114 Joseph St	130 Nagel Dr	66 Lucy Ln	43 Angela Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 115	56 x 100	54 x 115	55 x 129	60 x 101	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1962 / 0	1963 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1235	1204	1382	1280	1288	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 0	0 352	0 0	0 400
SFLA	1235	1204	1382	1280	1288	1351
Att/Det Gar Sqft	400	440	352	440	440	375
Prior Land	$12,200					
Prior Total	$126,160					
Comp Land Estimate	$15,000	$15,200	$16,100	$17,100	$15,900	$17,000
Sale Date		7/21/2020	8/5/2020	10/25/2019	2/14/2020	7/28/2020
Sale Price		$140,000	$179,800	$167,500	$167,500	$171,000
Time Adj Sale Price		$140,000	$179,800	$170,900	$168,900	$171,000
TADJSP/SQFT		$116.28	$130.10	$133.52	$131.13	$126.57
Total Adj Factors	$83,500	$74,900	$81,700	$82,100	$79,400	$94,300
Adjusted Sale Price		$148,600	$181,600	$172,300	$173,000	$160,200
Comparable Estimate	$167,000 ($135.22/SFLA)					

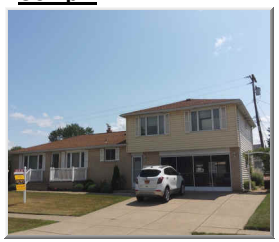
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-28	103.09-13-20	103.09-11-12	102.08-8-36	102.12-4-18	92.17-12-32
Owner	Herberger, Steven T	Isch, Joseph S	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Karakus, Kenan	Che, Kenneth
Address	54 Lucy Ln	176 Zoerb Ave	16 Bahama Ln	38 Ellsworth Dr	13 Monterey Ln	95 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 124	120 x 117	55 x 128	61 x 128	50 x 110	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1960 / 0	1963 / 0	1960 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 1
1st Sty Area	780	780	970	1021	949	1215
2nd Sty Area	810	840	840	840	1050	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 390	0 320	0 0	0 0
SFLA	1590	1620	1810	1861	1999	2310
Att/Det Gar Sqft	418	330	300	441	350	
Prior Land	$14,500					
Prior Total	$137,780					
Comp Land Estimate	$18,000	$23,000	$17,100	$18,100	$15,100	$15,600
Sale Date		1/9/2019	12/14/2018	9/14/2018	3/21/2019	4/5/2018
Sale Price		$179,000	$177,000	$185,000	$166,500	$205,000
Time Adj Sale Price		$188,000	$187,000	$198,900	$173,800	$226,600
TADJSP/SQFT		$116.05	$103.31	$106.88	$86.94	$98.10
Total Adj Factors	$78,900	$86,700	$98,800	$93,400	$104,200	$123,700
Adjusted Sale Price		$180,200	$167,100	$184,400	$148,500	$181,800
Comparable Estimate	$172,000 ($108.18/SFLA)					

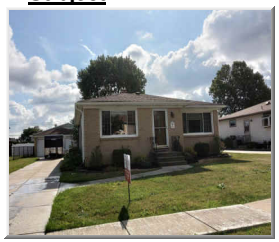
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-16	103.05-13-29	103.05-14-39	103.05-12-25	103.09-13-7	103.05-10-12
Owner	Szymanski Bernadine	Rogers, Cynthia L	Deth, Jessica M	Ganje, Christian M	Dorman, Andrew D	Nyberg, Daniel A
Address	57 Lucy Ln	130 Nagel Dr	114 Joseph St	66 Lucy Ln	18 Nassau Ln	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 115	54 x 115	56 x 100	55 x 129	54 x 130	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1960 / 0	1963 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1254	1382	1204	1280	1351	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 352	0 400	0 0
SFLA	1254	1382	1204	1280	1351	1288
Att/Det Gar Sqft	484	352	440	440	375	440
Prior Land	$12,200					
Prior Total	$121,500					
Comp Land Estimate	$15,000	$16,100	$15,200	$17,100	$17,000	$15,900
Sale Date		8/5/2020	7/21/2020	10/25/2019	7/28/2020	2/14/2020
Sale Price		$179,800	$140,000	$167,500	$171,000	$167,500
Time Adj Sale Price		$179,800	$140,000	$170,900	$171,000	$168,900
TADJSP/SQFT		$130.10	$116.28	$133.52	$126.57	$131.13
Total Adj Factors	$75,600	$81,700	$74,900	$82,100	$94,300	$79,400
Adjusted Sale Price		$173,700	$140,700	$164,400	$152,300	$165,100
Comparable Estimate	$159,000 ($126.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-27	102.12-6-9	102.12-6-14	102.08-9-2	102.12-6-18	102.08-6-16
Owner	Tschernenko Olga	Booth, Patricia	Webb, Russell E	Kaur, Amarjit	Bird, Stephen B	Dunkle, Ryan
Address	58 Lucy Ln	71 Zoerb Ave	103 Zoerb Ave	36 Wellington Rd	119 Zoerb Ave	56 Joseph St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 125	45 x 147	50 x 145	50 x 125	51 x 142	75 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1960 / 0	1970 / 0	1957 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.7	1.7	2.0	1.7	1.0
Bedrooms	6	5	4	6	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 2
1st Sty Area	1024	1232	1216	1384	980	1892
2nd Sty Area	1024	0	0	936	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 936	0 0	115 437
SFLA	2048	2156	1768	2320	1715	2007
Att/Det Gar Sqft	528	576	528	528	528	
Prior Land	$12,700					
Prior Total	$140,200					
Comp Land Estimate	$16,000	$16,100	$17,200	$16,000	$17,200	$17,300
Sale Date		5/28/2020	6/10/2019	11/27/2018	4/25/2019	12/12/2019
Sale Price		$185,000	$169,000	$161,000	$165,000	$210,000
Time Adj Sale Price		$185,600	$174,700	$171,100	$171,600	$212,800
TADJSP/SQFT		$86.09	$98.81	$73.75	$100.06	$106.03
Total Adj Factors	$90,400	$97,200	$81,900	$103,100	$80,100	$94,000
Adjusted Sale Price		$178,800	$183,200	$158,400	$181,900	$209,200
Comparable Estimate	$182,000 ($88.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-17	103.05-13-29	103.09-13-7	103.05-13-28	103.05-12-25	103.05-10-12
Owner	Wendling, Michael	Rogers, Cynthia L	Dorman, Andrew D	Blythe, Scott T	Ganje, Christian M	Nyberg, Daniel A
Address	61 Lucy Ln	130 Nagel Dr	18 Nassau Ln	136 Nagel Dr	66 Lucy Ln	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 115	54 x 115	54 x 130	54 x 115	55 x 129	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	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 / 2	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1328	1382	1351	1320	1280	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 352	0 0
SFLA	1328	1382	1351	1320	1280	1288
Att/Det Gar Sqft	440	352	375	400	440	440
Prior Land	$12,200					
Prior Total	$124,085					
Comp Land Estimate	$15,000	$16,100	$17,000	$16,100	$17,100	$15,900
Sale Date		8/5/2020	7/28/2020	8/14/2019	10/25/2019	2/14/2020
Sale Price		$179,800	$171,000	$150,000	$167,500	$167,500
Time Adj Sale Price		$179,800	$171,000	$154,000	$170,900	$168,900
TADJSP/SQFT		$130.10	$126.57	$116.67	$133.52	$131.13
Total Adj Factors	$77,900	$81,700	$94,300	$78,200	$82,100	$79,400
Adjusted Sale Price		$176,000	$154,600	$153,700	$166,700	$167,400
Comparable Estimate	$164,000 ($123.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-26	103.05-14-39	103.05-12-25	103.05-10-12	103.05-13-29	103.05-7-28
Owner	Pawlowski, Shannon L	Deth, Jessica M	Ganje, Christian M	Nyberg, Daniel A	Rogers, Cynthia L	Autrino, Anthony
Address	62 Lucy Ln	114 Joseph St	66 Lucy Ln	43 Angela Ln	130 Nagel Dr	72 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 127	56 x 100	55 x 129	60 x 101	54 x 115	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1963 / 0	1962 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / Y	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1209	1204	1280	1288	1382	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 352	0 0	0 0	0 560
SFLA	1209	1204	1280	1288	1382	1188
Att/Det Gar Sqft	308	440	440	440	352	322
Prior Land	$14,100					
Prior Total	$115,800					
Comp Land Estimate	$17,000	$15,200	$17,100	$15,900	$16,100	$15,500
Sale Date		7/21/2020	10/25/2019	2/14/2020	8/5/2020	1/27/2020
Sale Price		$140,000	$167,500	$167,500	$179,800	$136,900
Time Adj Sale Price		$140,000	$170,900	$168,900	$179,800	$138,300
TADJSP/SQFT		$116.28	$133.52	$131.13	$130.10	$116.41
Total Adj Factors	$73,400	$74,900	$82,100	$79,400	$81,700	$72,700
Adjusted Sale Price		$138,500	$162,200	$162,900	$171,500	$139,000
Comparable Estimate	$155,000 ($128.21/SFLA)					

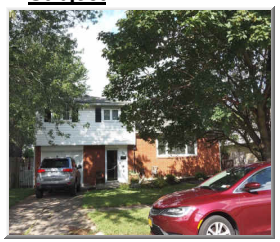
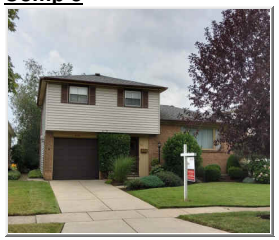
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-18	103.05-13-2	102.08-6-16	114.08-1-20	103.09-2-16	103.05-4-7
Owner	McMahon, Michael	Rice, Peter J	Dunkle, Ryan	Hernandez, Richard G	Huefner, Andrew J	Hulslander, John Jr
Address	65 Lucy Ln	75 Joseph St	56 Joseph St	19 Felber Ln	238 Creek Dr	48 Christian 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	110	110	110	123	110	110
School Code	143002	143002	143002	143007	143002	143002
Site No.	1	1	1	1	1	1
Land Size	82 x 115	75 x 100	75 x 100	80 x 191	52 x 105	52 x 105
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1960 / 0	1963 / 0	1967 / 0	1963 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 444	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	2.0	2.0
Bedrooms	4	5	5	5	5	5
Full/Half Baths	2 / 0	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 2	4 Full 0	4 Full 0
1st Sty Area	2437	2222	1892	2588	1280	1353
2nd Sty Area	0	0	0	0	1306	1380
Fin Bsmt/Fin Rec Rm	444 200	210 0	115 437	250 0	0 0	0 0
SFLA	2881	2432	2007	2838	2586	2733
Att/Det Gar Sqft					484	440
Prior Land	$16,700					
Prior Total	$206,300					
Comp Land Estimate	$19,000	$17,300	$17,300	$34,600	$15,000	$15,000
Sale Date		9/19/2019	12/12/2019	6/26/2020	3/2/2020	3/29/2019
Sale Price		$215,000	$210,000	$236,000	$185,000	$160,000
Time Adj Sale Price		$220,000	$212,800	$236,400	$186,200	$167,000
TADJSP/SQFT		$90.46	$106.03	$83.30	$72.00	$61.11
Total Adj Factors	$163,100	$106,900	$94,000	$153,600	$113,600	$100,600
Adjusted Sale Price		$276,200	$281,900	$245,900	$235,700	$229,500
Comparable Estimate	$254,000 ($88.16/SFLA)					

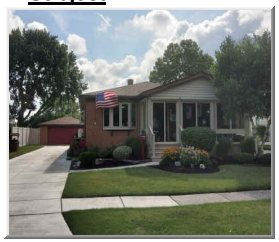
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-25	103.05-12-25	103.05-10-12	103.05-13-29	103.09-13-7	103.05-14-39
Owner	Ganje, Christian M	Ganje, Christian M	Nyberg, Daniel A	Rogers, Cynthia L	Dorman, Andrew D	Deth, Jessica M
Address	66 Lucy Ln	66 Lucy Ln	43 Angela Ln	130 Nagel Dr	18 Nassau Ln	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 129	55 x 129	60 x 101	54 x 115	54 x 130	56 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	1963 / 0	1963 / 0	1962 / 0	1962 / 0	1961 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1280	1288	1382	1351	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 352	0 0	0 0	0 400	0 405
SFLA	1280	1280	1288	1382	1351	1204
Att/Det Gar Sqft	440	440	440	352	375	440
Prior Land	$14,200					
Prior Total	$121,300					
Comp Land Estimate	$17,000	$17,100	$15,900	$16,100	$17,000	$15,200
Sale Date		10/25/2019	2/14/2020	8/5/2020	7/28/2020	7/21/2020
Sale Price		$167,500	$167,500	$179,800	$171,000	$140,000
Time Adj Sale Price		$170,900	$168,900	$179,800	$171,000	$140,000
TADJSP/SQFT		$133.52	$131.13	$130.10	$126.57	$116.28
Total Adj Factors	$82,100	$82,100	$79,400	$81,700	$94,300	$74,900
Adjusted Sale Price		$170,900	$171,600	$180,200	$158,800	$147,200
Comparable Estimate	$166,000 ($129.69/SFLA)					

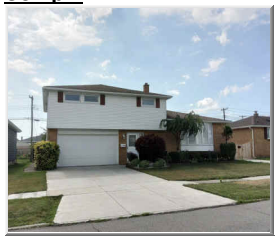
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

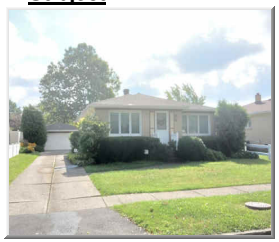
Roll Year: 2021

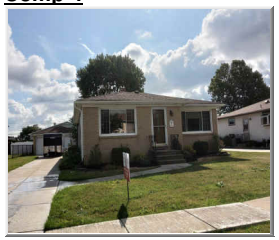
Option : 110_ENPM_OPTIONS

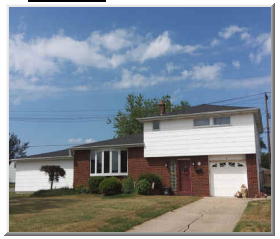
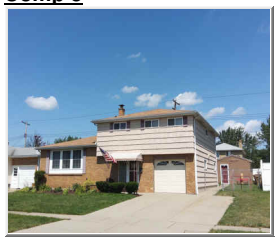
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-19	103.09-11-27	103.09-10-23	103.05-13-9	103.09-12-20	103.09-7-10
Owner	Dickson, Stacey	Lis, Jesse J	Krech, Kevin D	Martinez, Rebecka	Deceilio, Derek J	Mager, Sila
Address	69 Lucy Ln	19 Nassau Ln	31 Bahama Ln	29 Lucy Ln	324 Nagel Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 115	52 x 120	57 x 128	50 x 115	57 x 151	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1966 / 0	1963 / 0	1962 / 0	1965 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 189	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1316	1254	1104	1104	1164	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	189 0	216 0	408 0	306 224	300 0	270 0
SFLA	1505	1470	1512	1410	1464	1480
Att/Det Gar Sqft		748	280	440	384	
Prior Land	$13,200					
Prior Total	$136,000					
Comp Land Estimate	$16,000	$16,000	$17,400	$15,400	$18,800	$16,600
Sale Date		10/9/2020	3/3/2020	6/11/2020	3/6/2020	10/22/2019
Sale Price		$220,000	$160,000	$179,900	$166,000	$164,900
Time Adj Sale Price		$220,000	$161,100	$180,200	$167,100	$168,200
TADJSP/SQFT		$149.66	$106.55	$127.80	$114.14	$113.65
Total Adj Factors	$84,200	$90,000	$76,200	$72,000	$78,900	$74,800
Adjusted Sale Price		$214,200	$169,100	$192,400	$172,400	$177,600
Comparable Estimate	$185,000 ($122.92/SFLA)					

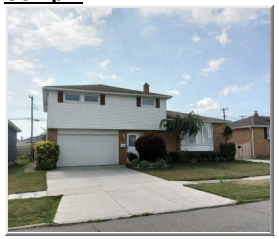
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-24	103.05-12-25	103.05-10-12	103.05-13-29	103.09-13-7	103.05-14-39
Owner	Dukat Richard T	Ganje, Christian M	Nyberg, Daniel A	Rogers, Cynthia L	Dorman, Andrew D	Deth, Jessica M
Address	70 Lucy Ln	66 Lucy Ln	43 Angela Ln	130 Nagel Dr	18 Nassau Ln	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	55 x 129	60 x 101	54 x 115	54 x 130	56 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	1962 / 0	1963 / 0	1962 / 0	1962 / 0	1961 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1280	1288	1382	1351	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 352	0 0	0 0	0 400	0 405
SFLA	1280	1280	1288	1382	1351	1204
Att/Det Gar Sqft	440	440	440	352	375	440
Prior Land	$14,200					
Prior Total	$125,000					
Comp Land Estimate	$17,000	$17,100	$15,900	$16,100	$17,000	$15,200
Sale Date		10/25/2019	2/14/2020	8/5/2020	7/28/2020	7/21/2020
Sale Price		$167,500	$167,500	$179,800	$171,000	$140,000
Time Adj Sale Price		$170,900	$168,900	$179,800	$171,000	$140,000
TADJSP/SQFT		$133.52	$131.13	$130.10	$126.57	$116.28
Total Adj Factors	$85,300	$82,100	$79,400	$81,700	$94,300	$74,900
Adjusted Sale Price		$174,100	$174,800	$183,400	$162,000	$150,400
Comparable Estimate	$169,000 ($132.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-20	103.05-13-20	103.05-7-1	103.05-11-1	103.05-9-11	103.09-3-14
Owner	Mainella, Maria N	Mainella, Maria N	Lockett, Antwan	Shilpi, Shamima Uddin	Thapa, Deo	Elwaseem, Raid
Address	73 Lucy Ln	73 Lucy Ln	9 Marlene Dr	4 Betty Lou Ln	37 Leni Ln	100 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	44 x 108	44 x 108	90 x 105	75 x 100	60 x 101	55 x 110
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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1961 / 0	1963 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 820	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1288	1288	1569	1715	1701	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	820 0	820 0	663 0	556 0	574 0	576 0
SFLA	2108	2108	2232	2271	2275	2184
Att/Det Gar Sqft						
Prior Land	$10,400					
Prior Total	$148,500					
Comp Land Estimate	$14,000	$13,700	$19,400	$17,300	$15,900	$16,000
Sale Date		8/13/2020	6/26/2020	3/26/2020	2/15/2019	7/19/2019
Sale Price		$176,000	$210,000	$205,000	$175,000	$208,000
Time Adj Sale Price		$176,000	$210,400	$206,400	$183,200	$214,300
TADJSP/SQFT		$83.49	$94.27	$90.89	$80.53	$98.12
Total Adj Factors	$92,500	$92,500	$103,600	$110,300	$105,700	$105,700
Adjusted Sale Price		$176,000	$199,300	$188,600	$170,000	$201,100
Comparable Estimate	$187,000 ($88.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-23	103.05-12-25	103.09-13-7	103.05-10-12	103.05-13-29	103.05-14-39
Owner	Szymanski, Sylvia D	Ganje, Christian M	Dorman, Andrew D	Nyberg, Daniel A	Rogers, Cynthia L	Deth, Jessica M
Address	74 Lucy Ln	66 Lucy Ln	18 Nassau Ln	43 Angela Ln	130 Nagel Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 132	55 x 129	54 x 130	60 x 101	54 x 115	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1961 / 0	1962 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 2	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1280	1351	1288	1382	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 352	0 400	0 0	0 0	0 405
SFLA	1280	1280	1351	1288	1382	1204
Att/Det Gar Sqft	440	440	375	440	352	440
Prior Land	$14,400					
Prior Total	$118,200					
Comp Land Estimate	$17,000	$17,100	$17,000	$15,900	$16,100	$15,200
Sale Date		10/25/2019	7/28/2020	2/14/2020	8/5/2020	7/21/2020
Sale Price		$167,500	$171,000	$167,500	$179,800	$140,000
Time Adj Sale Price		$170,900	$171,000	$168,900	$179,800	$140,000
TADJSP/SQFT		$133.52	$126.57	$131.13	$130.10	$116.28
Total Adj Factors	$75,400	$82,100	$94,300	$79,400	$81,700	$74,900
Adjusted Sale Price		$164,200	$152,100	$164,900	$173,500	$140,500
Comparable Estimate	$159,000 ($124.22/SFLA)					

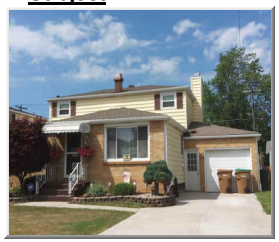
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-12-22	103.09-13-7	103.05-13-29	103.09-6-4	103.05-12-25	103.05-13-28
Owner	Szyper, Joan V	Dorman, Andrew D	Rogers, Cynthia L	Warden, Richard	Ganje, Christian M	Blythe, Scott T
Address	80 Lucy Ln	18 Nassau Ln	130 Nagel Dr	32 St Lucia Ln	66 Lucy Ln	136 Nagel 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	74 x 133	54 x 130	54 x 115	54 x 130	55 x 129	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	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 / 2	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1342	1351	1382	1360	1280	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 352	0 0
SFLA	1342	1351	1382	1360	1280	1320
Att/Det Gar Sqft	322	375	352	484	440	400
Prior Land	$16,900					
Prior Total	$126,575					
Comp Land Estimate	$20,000	$17,000	$16,100	$17,000	$17,100	$16,100
Sale Date		7/28/2020	8/5/2020	6/22/2020	10/25/2019	8/14/2019
Sale Price		$171,000	$179,800	$185,500	$167,500	$150,000
Time Adj Sale Price		$171,000	$179,800	$185,800	$170,900	$154,000
TADJSP/SQFT		$126.57	$130.10	$136.62	$133.52	$116.67
Total Adj Factors	$81,600	$94,300	$81,700	$81,500	$82,100	$78,200
Adjusted Sale Price		$158,300	$179,700	$185,900	$170,400	$157,400
Comparable Estimate	$170,000 ($126.68/SFLA)					

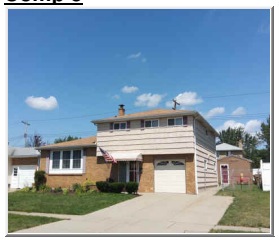
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-30.1	103.09-4-7	103.05-7-1	103.05-13-20	103.09-4-26	92.17-12-33
Owner	MacPeek, Joseph C	Nguyen, Viet B	Lockett, Antwan	Mainella, Maria N	Uddin, Mohammed F	Burkett, Shawn E
Address	6 Marlene Dr	131 Nantucket Dr	9 Marlene Dr	73 Lucy Ln	17 Nantucket Dr	99 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 156	55 x 105	90 x 105	44 x 108	55 x 105	65 x 90
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1961 / 0	1966 / 0	1961 / 0	1962 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 492	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air 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	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 1
1st Sty Area	1413	1342	1569	1288	1311	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	492 80	508 0	663 0	820 0	424 0	570 0
SFLA	1905	1850	2232	2108	1735	1948
Att/Det Gar Sqft						
Prior Land	$16,600					
Prior Total	$132,385					
Comp Land Estimate	$20,000	$15,500	$19,400	$13,700	$15,500	$15,600
Sale Date		4/22/2020	6/26/2020	8/13/2020	9/11/2020	12/14/2018
Sale Price		$195,000	$210,000	$176,000	$175,000	$170,000
Time Adj Sale Price		$196,000	$210,400	$176,000	$175,000	$179,600
TADJSP/SQFT		$105.95	$94.27	$83.49	$100.86	$92.20
Total Adj Factors	$91,300	$87,400	$103,600	$92,500	$80,300	$87,300
Adjusted Sale Price		$199,900	$198,100	$174,800	$186,000	$183,600
Comparable Estimate	$188,000 ($98.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-7-1	103.05-7-1	103.05-11-1	103.05-13-20	103.05-9-11	103.09-3-14
Owner	Lockett, Antwan	Lockett, Antwan	Shilpi, Shamima Uddin	Mainella, Maria N	Thapa, Deo	Elwaseem, Raid
Address	9 Marlene Dr	9 Marlene Dr	4 Betty Lou Ln	73 Lucy Ln	37 Leni Ln	100 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 105	90 x 105	75 x 100	44 x 108	60 x 101	55 x 110
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1963 / 0	1962 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 663	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1569	1569	1715	1288	1701	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	663 0	663 0	556 0	820 0	574 0	576 0
SFLA	2232	2232	2271	2108	2275	2184
Att/Det Gar Sqft						
Prior Land	$16,900					
Prior Total	$144,000					
Comp Land Estimate	$19,000	$19,400	$17,300	$13,700	$15,900	$16,000
Sale Date		6/26/2020	3/26/2020	8/13/2020	2/15/2019	7/19/2019
Sale Price		$210,000	$205,000	$176,000	$175,000	$208,000
Time Adj Sale Price		$210,400	$206,400	$176,000	$183,200	$214,300
TADJSP/SQFT		$94.27	$90.89	$83.49	$80.53	$98.12
Total Adj Factors	$103,600	$103,600	$110,300	$92,500	$105,700	$105,700
Adjusted Sale Price		$210,400	$199,700	$187,100	$181,100	$212,200
Comparable Estimate	$198,000 ($88.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-29	103.05-7-1	103.05-13-20	103.05-11-1	103.09-4-7	92.17-12-33
Owner	Brown, Delila	Lockett, Antwan	Mainella, Maria N	Shilpi, Shamima Uddin	Nguyen, Viet B	Burkett, Shawn E
Address	10 Marlene Dr	9 Marlene Dr	73 Lucy Ln	4 Betty Lou Ln	131 Nantucket Dr	99 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	90 x 105	44 x 108	75 x 100	55 x 105	65 x 90
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1962 / 0	1963 / 0	1966 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 594	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 2	4 Full 2	3 Partial 2	4 Full 1	3 Partial 1
1st Sty Area	1430	1569	1288	1715	1342	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	594 546	663 0	820 0	556 0	508 0	570 0
SFLA	2024	2232	2108	2271	1850	1948
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$126,400					
Comp Land Estimate	$16,000	$19,400	$13,700	$17,300	$15,500	$15,600
Sale Date		6/26/2020	8/13/2020	3/26/2020	4/22/2020	12/14/2018
Sale Price		$210,000	$176,000	$205,000	$195,000	$170,000
Time Adj Sale Price		$210,400	$176,000	$206,400	$196,000	$179,600
TADJSP/SQFT		$94.27	$83.49	$90.89	$105.95	$92.20
Total Adj Factors	$98,900	$103,600	$92,500	$110,300	$87,400	$87,300
Adjusted Sale Price		$205,700	$182,400	$195,000	$207,500	$191,200
Comparable Estimate	$196,000 ($96.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-7-2	103.09-1-18	103.05-8-13	103.09-6-4	103.05-13-29	103.09-6-5
Owner	Hojczyk, Patricia	Benbenek, Aurea	Mirzad, Sediqa	Warden, Richard	Rogers, Cynthia L	Paone, Jenna M
Address	13 Marlene Dr	17 Creek View Dr	69 Bernice Dr	32 St Lucia Ln	130 Nagel Dr	28 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	55 x 105	54 x 130	54 x 115	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1965 / 0	1966 / 0	1962 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1439	1410	1492	1360	1382	1440
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 960	0 0	0 0	0 500
SFLA	1439	1410	1492	1360	1382	1440
Att/Det Gar Sqft	440	440	480	484	352	308
Prior Land	$12,800					
Prior Total	$125,500					
Comp Land Estimate	$16,000	$15,500	$15,500	$17,000	$16,100	$17,000
Sale Date		8/26/2020	11/14/2019	6/22/2020	8/5/2020	7/29/2019
Sale Price		$182,500	$199,900	$185,500	$179,800	$164,000
Time Adj Sale Price		$182,500	$203,200	$185,800	$179,800	$169,000
TADJSP/SQFT		$129.43	$136.19	$136.62	$130.10	$117.36
Total Adj Factors	$84,300	$81,100	$91,300	$81,500	$81,700	$94,200
Adjusted Sale Price		$185,700	$196,200	$188,600	$182,400	$159,100
Comparable Estimate	$182,000 ($126.48/SFLA)					

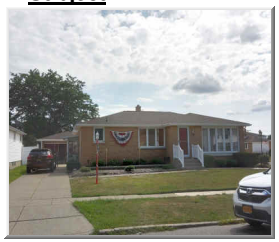
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-28	92.18-6-40	103.05-7-1	103.05-11-14	103.05-13-20	103.09-4-7
Owner	Costanzo, David T	Snyder, Reece R	Lockett, Antwan	Mojica, Bianca L	Mainella, Maria N	Nguyen, Viet B
Address	14 Marlene Dr	294 Lydia Ln	9 Marlene Dr	53 Deborah Ln	73 Lucy Ln	131 Nantucket 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	110	111	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	50 x 130	90 x 105	55 x 105	44 x 108	55 x 105
Building Style	14 other	14 Unknown	03 Split level	02 Raised ranch	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	1963 / 0	1962 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	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	1 / Y	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	4	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1247	1309	1569	1064	1288	1342
2nd Sty Area	704	759	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 758	663 0	676 0	820 0	508 0
SFLA	1951	2068	2232	1740	2108	1850
Att/Det Gar Sqft	312	440				
Prior Land	$12,100					
Prior Total	$133,796					
Comp Land Estimate	$15,000	$14,000	$19,400	$15,500	$13,700	$15,500
Sale Date		9/1/2020	6/26/2020	8/10/2020	8/13/2020	4/22/2020
Sale Price		$230,000	$210,000	$174,000	$176,000	$195,000
Time Adj Sale Price		$230,000	$210,400	$174,000	$176,000	$196,000
TADJSP/SQFT		$111.22	$94.27	$100.00	$83.49	$105.95
Total Adj Factors	$93,800	$95,900	$103,600	$83,300	$92,500	$87,400
Adjusted Sale Price		$227,900	$200,600	$184,500	$177,300	$202,400
Comparable Estimate	$199,000 ($102/SFLA)					

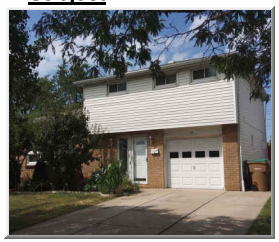
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-7-3	103.05-7-1	103.09-4-7	103.05-13-20	103.09-4-26	92.17-12-33
Owner	Schuhmann, Norbert P	Lockett, Antwan	Nguyen, Viet B	Mainella, Maria N	Uddin, Mohammed F	Burkett, Shawn E
Address	17 Marlene Dr	9 Marlene Dr	131 Nantucket Dr	73 Lucy Ln	17 Nantucket Dr	99 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 105	90 x 105	55 x 105	44 x 108	55 x 105	65 x 90
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1966 / 0	1962 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 552	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air 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	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 2	4 Full 1	3 Partial 1
1st Sty Area	1404	1569	1342	1288	1311	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	552 0	663 0	508 0	820 0	424 0	570 0
SFLA	1956	2232	1850	2108	1735	1948
Att/Det Gar Sqft						
Prior Land	$15,700					
Prior Total	$135,041					
Comp Land Estimate	$18,000	$19,400	$15,500	$13,700	$15,500	$15,600
Sale Date		6/26/2020	4/22/2020	8/13/2020	9/11/2020	12/14/2018
Sale Price		$210,000	$195,000	$176,000	$175,000	$170,000
Time Adj Sale Price		$210,400	$196,000	$176,000	$175,000	$179,600
TADJSP/SQFT		$94.27	$105.95	$83.49	$100.86	$92.20
Total Adj Factors	$91,800	$103,600	$87,400	$92,500	$80,300	$87,300
Adjusted Sale Price		$198,600	$200,400	$175,300	$186,500	$184,100
Comparable Estimate	$189,000 ($96.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-27	103.05-14-39	103.05-7-28	103.05-10-12	103.05-1-41	103.05-3-10
Owner	Sopic, Linda M	Deth, Jessica M	Autrino, Anthony	Nyberg, Daniel A	Vacanti, Scott	Schanne, Jonathan M
Address	18 Marlene Dr	114 Joseph St	72 Bernice Dr	43 Angela Ln	124 Nadine Dr	27 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 105	56 x 100	55 x 105	60 x 101	55 x 100	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1962 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1204	1188	1288	1280	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 764	0 405	0 560	0 0	0 175	0 600
SFLA	1215	1204	1188	1288	1280	1288
Att/Det Gar Sqft	299	440	322	440	440	720
Prior Land	$12,300					
Prior Total	$108,800					
Comp Land Estimate	$15,000	$15,200	$15,500	$15,900	$15,100	$16,700
Sale Date		7/21/2020	1/27/2020	2/14/2020	5/1/2020	12/30/2019
Sale Price		$140,000	$136,900	$167,500	$155,000	$187,500
Time Adj Sale Price		$140,000	$138,300	$168,900	$155,500	$190,000
TADJSP/SQFT		$116.28	$116.41	$131.13	$121.48	$147.52
Total Adj Factors	$74,800	$74,900	$72,700	$79,400	$75,900	$80,600
Adjusted Sale Price		$139,900	$140,400	$164,300	$154,400	$184,200
Comparable Estimate	$157,000 ($129.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-26	103.05-7-1	103.05-13-20	103.09-4-7	103.05-11-1	103.09-1-5
Owner	Granat, Randolph J	Lockett, Antwan	Mainella, Maria N	Nguyen, Viet B	Shilpi, Shamima Uddin	Tyron, Daniel P
Address	22 Marlene Dr	9 Marlene Dr	73 Lucy Ln	131 Nantucket Dr	4 Betty Lou Ln	47 Christian 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 105	90 x 105	44 x 108	55 x 105	75 x 100	55 x 105
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 594	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 2	4 Full 1
1st Sty Area	1430	1569	1288	1342	1715	1472
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	594 468	663 0	820 0	508 0	556 0	578 325
SFLA	2024	2232	2108	1850	2271	2050
Att/Det Gar Sqft						
Prior Land	$12,900					
Prior Total	$134,400					
Comp Land Estimate	$16,000	$19,400	$13,700	$15,500	$17,300	$15,500
Sale Date		6/26/2020	8/13/2020	4/22/2020	3/26/2020	6/4/2018
Sale Price		$210,000	$176,000	$195,000	$205,000	$178,087
Time Adj Sale Price		$210,400	$176,000	$196,000	$206,400	$194,700
TADJSP/SQFT		$94.27	$83.49	$105.95	$90.89	$94.98
Total Adj Factors	$93,000	$103,600	$92,500	$87,400	$110,300	$91,500
Adjusted Sale Price		$199,800	$176,500	$201,600	$189,100	$196,200
Comparable Estimate	$193,000 ($95.36/SFLA)					

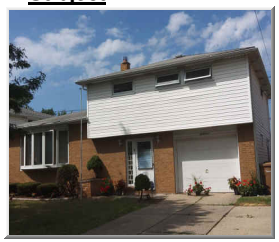
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-25	103.05-14-39	103.05-7-28	103.05-10-12	103.05-1-41	103.05-3-10
Owner	Wojcik Roman W	Deth, Jessica M	Autrino, Anthony	Nyberg, Daniel A	Vacanti, Scott	Schanne, Jonathan M
Address	26 Marlene Dr	114 Joseph St	72 Bernice Dr	43 Angela Ln	124 Nadine Dr	27 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	56 x 100	55 x 105	60 x 101	55 x 100	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1962 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1204	1188	1288	1280	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 764	0 405	0 560	0 0	0 175	0 600
SFLA	1215	1204	1188	1288	1280	1288
Att/Det Gar Sqft	299	440	322	440	440	720
Prior Land	$12,100					
Prior Total	$124,500					
Comp Land Estimate	$15,000	$15,200	$15,500	$15,900	$15,100	$16,700
Sale Date		7/21/2020	1/27/2020	2/14/2020	5/1/2020	12/30/2019
Sale Price		$140,000	$136,900	$167,500	$155,000	$187,500
Time Adj Sale Price		$140,000	$138,300	$168,900	$155,500	$190,000
TADJSP/SQFT		$116.28	$116.41	$131.13	$121.48	$147.52
Total Adj Factors	$85,400	$74,900	$72,700	$79,400	$75,900	$80,600
Adjusted Sale Price		$150,500	$151,000	$174,900	$165,000	$194,800
Comparable Estimate	$167,000 ($137.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-1	103.05-10-12	103.05-1-41	103.05-7-28	103.05-3-10	103.05-14-39
Owner	Mayle, James R	Nyberg, Daniel A	Vacanti, Scott	Autrino, Anthony	Schanne, Jonathan M	Deth, Jessica M
Address	29 Marlene Dr	43 Angela Ln	124 Nadine Dr	72 Bernice Dr	27 Santin Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	83 x 105	60 x 101	55 x 100	55 x 105	60 x 110	56 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	1960 / 0	1962 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1288	1280	1188	1288	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 684	0 0	0 175	0 560	0 600	0 405
SFLA	1288	1288	1280	1188	1288	1204
Att/Det Gar Sqft	480	440	440	322	720	440
Prior Land	$16,100					
Prior Total	$126,700					
Comp Land Estimate	$19,000	$15,900	$15,100	$15,500	$16,700	$15,200
Sale Date		2/14/2020	5/1/2020	1/27/2020	12/30/2019	7/21/2020
Sale Price		$167,500	$155,000	$136,900	$187,500	$140,000
Time Adj Sale Price		$168,900	$155,500	$138,300	$190,000	$140,000
TADJSP/SQFT		$131.13	$121.48	$116.41	$147.52	$116.28
Total Adj Factors	$83,200	$79,400	$75,900	$72,700	$80,600	$74,900
Adjusted Sale Price		$172,700	$162,800	$148,800	$192,600	$148,300
Comparable Estimate	$165,000 ($128.11/SFLA)					

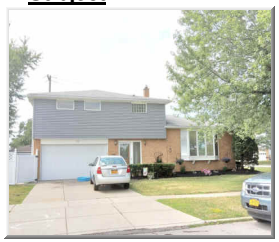


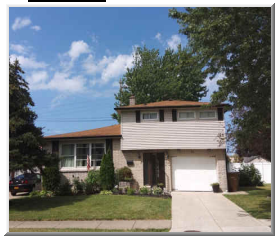
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-24	103.05-7-1	103.05-13-20	103.09-4-7	103.05-11-1	92.17-12-33
Owner	Cheema Amarjit S	Lockett, Antwan	Mainella, Maria N	Nguyen, Viet B	Shilpi, Shamima Uddin	Burkett, Shawn E
Address	30 Marlene Dr	9 Marlene Dr	73 Lucy Ln	131 Nantucket Dr	4 Betty Lou Ln	99 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	90 x 105	44 x 108	55 x 105	75 x 100	65 x 90
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 2	3 Partial 1
1st Sty Area	1430	1569	1288	1342	1715	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 300	663 0	820 0	508 0	556 0	570 0
SFLA	2002	2232	2108	1850	2271	1948
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$136,600					
Comp Land Estimate	$16,000	$19,400	$13,700	$15,500	$17,300	$15,600
Sale Date		6/26/2020	8/13/2020	4/22/2020	3/26/2020	12/14/2018
Sale Price		$210,000	$176,000	$195,000	$205,000	$170,000
Time Adj Sale Price		$210,400	$176,000	$196,000	$206,400	$179,600
TADJSP/SQFT		$94.27	$83.49	$105.95	$90.89	$92.20
Total Adj Factors	$95,100	$103,600	$92,500	$87,400	$110,300	$87,300
Adjusted Sale Price		$201,900	$178,600	$203,700	$191,200	$187,400
Comparable Estimate	$193,000 ($96.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-2	103.09-1-18	103.09-6-4	103.05-13-29	103.05-8-13	103.09-13-7
Owner	Sobczak Daryl	Benbenek, Aurea	Warden, Richard	Rogers, Cynthia L	Mirzad, Sediqa	Dorman, Andrew D
Address	33 Marlene Dr	17 Creek View Dr	32 St Lucia Ln	130 Nagel Dr	69 Bernice Dr	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	55 x 105	54 x 130	54 x 115	55 x 105	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1966 / 0	1962 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1395	1410	1360	1382	1492	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 280	0 0	0 0	0 960	0 400
SFLA	1395	1410	1360	1382	1492	1351
Att/Det Gar Sqft	330	440	484	352	480	375
Prior Land	$12,100					
Prior Total	$112,900					
Comp Land Estimate	$15,000	$15,500	$17,000	$16,100	$15,500	$17,000
Sale Date		8/26/2020	6/22/2020	8/5/2020	11/14/2019	7/28/2020
Sale Price		$182,500	$185,500	$179,800	$199,900	$171,000
Time Adj Sale Price		$182,500	$185,800	$179,800	$203,200	$171,000
TADJSP/SQFT		$129.43	$136.62	$130.10	$136.19	$126.57
Total Adj Factors	$82,600	$81,100	$81,500	$81,700	$91,300	$94,300
Adjusted Sale Price		$184,000	$186,900	$180,700	$194,500	$159,300
Comparable Estimate	$181,000 ($129.75/SFLA)					

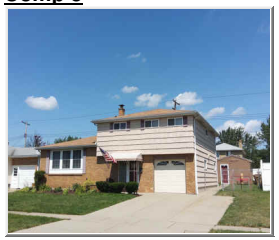
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-23	103.05-7-1	103.05-13-20	103.09-4-7	103.09-1-5	103.05-11-1
Owner	Davis Zafran F	Lockett, Antwan	Mainella, Maria N	Nguyen, Viet B	Tyron, Daniel P	Shilpi, Shamima Uddin
Address	34 Marlene Dr	9 Marlene Dr	73 Lucy Ln	131 Nantucket Dr	47 Christian Dr	4 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	90 x 105	44 x 108	55 x 105	55 x 105	75 x 100
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1962 / 0	1966 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	4 Full 1	3 Partial 2
1st Sty Area	1472	1569	1288	1342	1472	1715
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	663 0	820 0	508 0	578 325	556 0
SFLA	2044	2232	2108	1850	2050	2271
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$135,000					
Comp Land Estimate	$16,000	$19,400	$13,700	$15,500	$15,500	$17,300
Sale Date		6/26/2020	8/13/2020	4/22/2020	6/4/2018	3/26/2020
Sale Price		$210,000	$176,000	$195,000	$178,087	$205,000
Time Adj Sale Price		$210,400	$176,000	$196,000	$194,700	$206,400
TADJSP/SQFT		$94.27	$83.49	$105.95	$94.98	$90.89
Total Adj Factors	$91,500	$103,600	$92,500	$87,400	$91,500	$110,300
Adjusted Sale Price		$198,300	$175,000	$200,100	$194,700	$187,600
Comparable Estimate	$191,000 ($93.44/SFLA)					

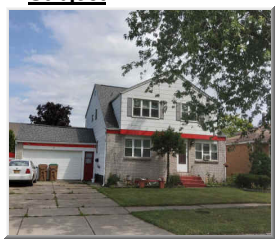
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-22	103.05-7-28	103.05-14-39	103.05-10-12	103.05-10-5	103.05-1-41
Owner	Bardini John L	Autrino, Anthony	Deth, Jessica M	Nyberg, Daniel A	Niroula, Hom Prasad	Vacanti, Scott
Address	38 Marlene Dr	72 Bernice Dr	114 Joseph St	43 Angela Ln	15 Angela Ln	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	55 x 105	56 x 100	60 x 101	55 x 100	55 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1960 / 0	1962 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1189	1188	1204	1288	1177	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 340	0 560	0 405	0 0	0 544	0 175
SFLA	1189	1188	1204	1288	1177	1280
Att/Det Gar Sqft	308	322	440	440	384	440
Prior Land	$12,100					
Prior Total	$112,600					
Comp Land Estimate	$15,000	$15,500	$15,200	$15,900	$15,100	$15,100
Sale Date		1/27/2020	7/21/2020	2/14/2020	7/15/2019	5/1/2020
Sale Price		$136,900	$140,000	$167,500	$170,000	$155,000
Time Adj Sale Price		$138,300	$140,000	$168,900	$175,100	$155,500
TADJSP/SQFT		$116.41	$116.28	$131.13	$148.77	$121.48
Total Adj Factors	$74,600	$72,700	$74,900	$79,400	$74,300	$75,900
Adjusted Sale Price		$140,200	$139,700	$164,100	$175,400	$154,200
Comparable Estimate	$155,000 ($130.36/SFLA)					

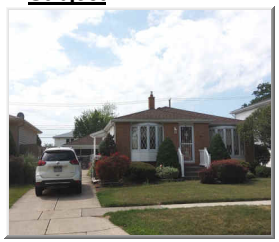
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-3	103.09-4-26	103.09-4-7	103.09-10-23	103.09-7-21	103.09-11-27
Owner	Major, David L	Uddin, Mohammed F	Nguyen, Viet B	Krech, Kevin D	Zielinski, Jacob	Lis, Jesse J
Address	39 Marlene Dr	17 Nantucket Dr	131 Nantucket Dr	31 Bahama Ln	35 Honduras Ln	19 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 105	55 x 105	55 x 105	57 x 128	50 x 128	52 x 120
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1966 / 0	1966 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1242	1311	1342	1104	1104	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	424 0	508 0	408 0	544 0	216 0
SFLA	1674	1735	1850	1512	1648	1470
Att/Det Gar Sqft				280	484	748
Prior Land	$15,100					
Prior Total	$128,100					
Comp Land Estimate	$18,000	$15,500	$15,500	$17,400	$16,200	$16,000
Sale Date		9/11/2020	4/22/2020	3/3/2020	1/17/2019	10/9/2020
Sale Price		$175,000	$195,000	$160,000	$165,000	$220,000
Time Adj Sale Price		$175,000	$196,000	$161,100	$173,300	$220,000
TADJSP/SQFT		$100.86	$105.95	$106.55	$105.16	$149.66
Total Adj Factors	$83,200	$80,300	$87,400	$76,200	$81,300	$90,000
Adjusted Sale Price		$177,900	$191,800	$168,100	$175,200	$213,200
Comparable Estimate	$185,000 ($110.51/SFLA)					

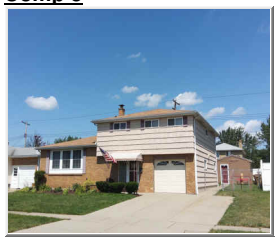
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-21	103.05-7-1	103.05-13-20	103.09-1-5	103.09-4-7	103.05-11-1
Owner	Rajeh Haila Galeb	Lockett, Antwan	Mainella, Maria N	Tyron, Daniel P	Nguyen, Viet B	Shilpi, Shamima Uddin
Address	42 Marlene Dr	9 Marlene Dr	73 Lucy Ln	47 Christian Dr	131 Nantucket Dr	4 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 105	90 x 105	44 x 108	55 x 105	55 x 105	75 x 100
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	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1962 / 0	1965 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 565	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 1	4 Full 1	3 Partial 2
1st Sty Area	1482	1569	1288	1472	1342	1715
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	565 0	663 0	820 0	578 325	508 0	556 0
SFLA	2047	2232	2108	2050	1850	2271
Att/Det Gar Sqft						
Prior Land	$14,000					
Prior Total	$134,500					
Comp Land Estimate	$17,000	$19,400	$13,700	$15,500	$15,500	$17,300
Sale Date		6/26/2020	8/13/2020	6/4/2018	4/22/2020	3/26/2020
Sale Price		$210,000	$176,000	$178,087	$195,000	$205,000
Time Adj Sale Price		$210,400	$176,000	$194,700	$196,000	$206,400
TADJSP/SQFT		$94.27	$83.49	$94.98	$105.95	$90.89
Total Adj Factors	$92,600	$103,600	$92,500	$91,500	$87,400	$110,300
Adjusted Sale Price		$199,400	$176,100	$195,800	$201,200	$188,700
Comparable Estimate	$192,000 ($93.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-4	103.05-11-12	103.05-7-28	103.05-14-39	103.05-1-38	102.08-5-28
Owner	Burke, Vincent	Rychlicki, Richard	Autrino, Anthony	Deth, Jessica M	Gearhart, Scott J	Mohr, Miranda R
Address	45 Marlene Dr	45 Deborah Ln	72 Bernice Dr	114 Joseph St	136 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 105	58 x 103	55 x 105	56 x 100	50 x 100	55 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	1960 / 0	1962 / 0	1962 / 0	1960 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	1005	1188	1204	1100	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 405	0 250	0 0
SFLA	816	1005	1188	1204	1100	1100
Att/Det Gar Sqft	484	300	322	440	400	308
Prior Land	$12,300					
Prior Total	$85,200					
Comp Land Estimate	$15,000	$15,800	$15,500	$15,200	$14,300	$15,100
Sale Date		12/13/2019	1/27/2020	7/21/2020	10/25/2019	9/23/2020
Sale Price		$150,000	$136,900	$140,000	$155,000	$147,016
Time Adj Sale Price		$152,000	$138,300	$140,000	$158,100	$147,000
TADJSP/SQFT		$151.24	$116.41	$116.28	$143.73	$133.64
Total Adj Factors	$54,500	$62,700	$72,700	$74,900	$67,000	$66,400
Adjusted Sale Price		$143,800	$120,100	$119,600	$145,600	$135,100
Comparable Estimate	$133,000 ($162.99/SFLA)					

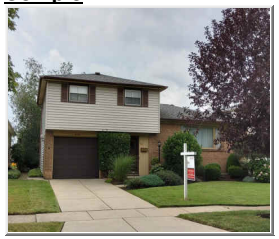
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-5	103.09-4-7	103.09-4-26	103.05-7-1	103.05-13-20	92.17-12-33
Owner	Rabent, Florence T	Nguyen, Viet B	Uddin, Mohammed F	Lockett, Antwan	Mainella, Maria N	Burkett, Shawn E
Address	51 Marlene Dr	131 Nantucket Dr	17 Nantucket Dr	9 Marlene Dr	73 Lucy Ln	99 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	55 x 105	90 x 105	44 x 108	65 x 90
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood
Year Built/Eff Yr Built	1960 / 0	1966 / 0	1967 / 0	1961 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 496	C Average 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 2	3 Partial 1
1st Sty Area	1378	1342	1311	1569	1288	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	496 0	508 0	424 0	663 0	820 0	570 0
SFLA	1874	1850	1735	2232	2108	1948
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$127,322					
Comp Land Estimate	$16,000	$15,500	$15,500	$19,400	$13,700	$15,600
Sale Date		4/22/2020	9/11/2020	6/26/2020	8/13/2020	12/14/2018
Sale Price		$195,000	$175,000	$210,000	$176,000	$170,000
Time Adj Sale Price		$196,000	$175,000	$210,400	$176,000	$179,600
TADJSP/SQFT		$105.95	$100.86	$94.27	$83.49	$92.20
Total Adj Factors	$86,100	$87,400	$80,300	$103,600	$92,500	$87,300
Adjusted Sale Price		$194,700	$180,800	$192,900	$169,600	$178,400
Comparable Estimate	$183,000 ($97.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-20	103.09-2-16	103.05-4-7	103.05-2-50	103.05-2-45	92.17-11-16
Owner	Hasin Seenha, Inc	Huefner, Andrew J	Hulslander, John Jr	Wilhelm, Cory	Syed, Jamil Haider	Alharbi, Amin
Address	54 Marlene Dr	238 Creek Dr	48 Christian Dr	1302 George Urban Blv	1322 George Urban Blv	688 Dick 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 80	52 x 105	52 x 105	50 x 100	50 x 100	50 x 86
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1963 / 0	1960 / 0	1961 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	5	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1280	1353	1232	1232	1140
2nd Sty Area	1347	1306	1380	1232	1232	1140
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 616	0 0	0 0
SFLA	2667	2586	2733	2464	2464	2280
Att/Det Gar Sqft	440	484	440	528	484	440
Prior Land	$13,800					
Prior Total	$139,700					
Comp Land Estimate	$16,000	$15,000	$15,000	$14,300	$14,300	$13,300
Sale Date		3/2/2020	3/29/2019	8/19/2019	3/15/2019	4/15/2020
Sale Price		$185,000	$160,000	$205,000	$170,050	$235,000
Time Adj Sale Price		$186,200	$167,000	$210,500	$177,500	$236,200
TADJSP/SQFT		$72.00	$61.11	$85.43	$72.04	$103.60
Total Adj Factors	$96,800	$113,600	$100,600	$99,400	$97,800	$103,900
Adjusted Sale Price		$169,400	$163,200	$207,900	$176,500	$229,100
Comparable Estimate	$189,000 ($70.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-6	103.05-7-28	103.05-14-39	103.05-10-12	103.05-1-41	103.09-1-18
Owner	Waz, Dianne B	Autrino, Anthony	Deth, Jessica M	Nyberg, Daniel A	Vacanti, Scott	Benbenek, Aurea
Address	55 Marlene Dr	72 Bernice Dr	114 Joseph St	43 Angela Ln	124 Nadine Dr	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	55 x 105	56 x 100	60 x 101	55 x 100	55 x 105
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	1960 / 0	1962 / 0	1960 / 0	1962 / 0	1959 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1255	1188	1204	1288	1280	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 405	0 0	0 175	0 280
SFLA	1255	1188	1204	1288	1280	1410
Att/Det Gar Sqft	484	322	440	440	440	440
Prior Land	$12,100					
Prior Total	$120,000					
Comp Land Estimate	$15,000	$15,500	$15,200	$15,900	$15,100	$15,500
Sale Date		1/27/2020	7/21/2020	2/14/2020	5/1/2020	8/26/2020
Sale Price		$136,900	$140,000	$167,500	$155,000	$182,500
Time Adj Sale Price		$138,300	$140,000	$168,900	$155,500	$182,500
TADJSP/SQFT		$116.41	$116.28	$131.13	$121.48	$129.43
Total Adj Factors	$79,300	$72,700	$74,900	$79,400	$75,900	$81,100
Adjusted Sale Price		$144,900	$144,400	$168,800	$158,900	$180,700
Comparable Estimate	$160,000 ($127.49/SFLA)					

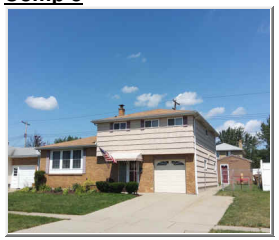
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-19	103.09-4-7	103.05-7-1	103.05-13-20	103.09-4-26	92.17-12-33
Owner	McVay, Irene M	Nguyen, Viet B	Lockett, Antwan	Mainella, Maria N	Uddin, Mohammed F	Burkett, Shawn E
Address	58 Marlene Dr	131 Nantucket Dr	9 Marlene Dr	73 Lucy Ln	17 Nantucket Dr	99 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 120	55 x 105	90 x 105	44 x 108	55 x 105	65 x 90
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1961 / 0	1962 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 522	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 1	3 Partial 1
1st Sty Area	1430	1342	1569	1288	1311	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	522 0	508 0	663 0	820 0	424 0	570 0
SFLA	1952	1850	2232	2108	1735	1948
Att/Det Gar Sqft						
Prior Land	$14,300					
Prior Total	$139,108					
Comp Land Estimate	$17,000	$15,500	$19,400	$13,700	$15,500	$15,600
Sale Date		4/22/2020	6/26/2020	8/13/2020	9/11/2020	12/14/2018
Sale Price		$195,000	$210,000	$176,000	$175,000	$170,000
Time Adj Sale Price		$196,000	$210,400	$176,000	$175,000	$179,600
TADJSP/SQFT		$105.95	$94.27	$83.49	$100.86	$92.20
Total Adj Factors	$92,000	$87,400	$103,600	$92,500	$80,300	$87,300
Adjusted Sale Price		$200,600	$198,800	$175,500	$186,700	$184,300
Comparable Estimate	$189,000 ($96.82/SFLA)					

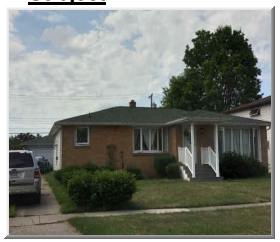
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-7	103.09-10-23	103.09-11-27	103.09-7-10	103.05-13-9	103.09-4-26
Owner	Smith, Eric	Krech, Kevin D	Lis, Jesse J	Mager, Sila	Martinez, Rebecka	Uddin, Mohammed F
Address	59 Marlene Dr	31 Bahama Ln	19 Nassau Ln	14 Panama Ln	29 Lucy Ln	17 Nantucket 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	110	110	110	110	110	110
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 105	57 x 128	52 x 120	52 x 128	50 x 115	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1966 / 0	1961 / 0	1965 / 0	1963 / 0	1967 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1260	1104	1254	1210	1104	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	408 0	216 0	270 0	306 224	424 0
SFLA	1540	1512	1470	1480	1410	1735
Att/Det Gar Sqft		280	748		440	
Prior Land	$13,000					
Prior Total	$146,578					
Comp Land Estimate	$16,000	$17,400	$16,000	$16,600	$15,400	$15,500
Sale Date		3/3/2020	10/9/2020	10/22/2019	6/11/2020	9/11/2020
Sale Price		$160,000	$220,000	$164,900	$179,900	$175,000
Time Adj Sale Price		$161,100	$220,000	$168,200	$180,200	$175,000
TADJSP/SQFT		$106.55	$149.66	$113.65	$127.80	$100.86
Total Adj Factors	$101,900	$76,200	$90,000	$74,800	$72,000	$80,300
Adjusted Sale Price		$186,800	$231,900	$195,300	$210,100	$196,600
Comparable Estimate	$204,000 ($132.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-4-18	103.09-1-18	103.09-6-4	103.05-10-12	103.05-6-28	103.09-13-7
Owner	Frisicaro, John	Benbenek, Aurea	Warden, Richard	Nyberg, Daniel A	Fair, Jason D	Dorman, Andrew D
Address	62 Marlene Dr	17 Creek View Dr	32 St Lucia Ln	43 Angela Ln	23 Paula Dr	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 105	55 x 105	54 x 130	60 x 101	60 x 105	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1964 / 0	1966 / 0	1962 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1410	1360	1288	1316	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 0	0 0	0 0	0 400
SFLA	1320	1410	1360	1288	1316	1351
Att/Det Gar Sqft		440	484	440	550	375
Prior Land	$15,100					
Prior Total	$122,600					
Comp Land Estimate	$18,000	$15,500	$17,000	$15,900	$16,300	$17,000
Sale Date		8/26/2020	6/22/2020	2/14/2020	3/25/2019	7/28/2020
Sale Price		$182,500	$185,500	$167,500	$175,000	$171,000
Time Adj Sale Price		$182,500	$185,800	$168,900	$182,600	$171,000
TADJSP/SQFT		$129.43	$136.62	$131.13	$138.75	$126.57
Total Adj Factors	$74,400	$81,100	$81,500	$79,400	$80,300	$94,300
Adjusted Sale Price		$175,800	$178,700	$163,900	$176,700	$151,100
Comparable Estimate	$169,000 ($128.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-8	103.05-10-12	103.05-7-28	103.09-6-4	103.09-1-18	103.05-1-41
Owner	Cooper, Thomas O	Nyberg, Daniel A	Autrino, Anthony	Warden, Richard	Benbenek, Aurea	Vacanti, Scott
Address	63 Marlene Dr	43 Angela Ln	72 Bernice Dr	32 St Lucia Ln	17 Creek View Dr	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	60 x 101	55 x 105	54 x 130	55 x 105	55 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1966 / 0	1964 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1279	1288	1188	1360	1410	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 280	0 175
SFLA	1279	1288	1188	1360	1410	1280
Att/Det Gar Sqft	315	440	322	484	440	440
Prior Land	$11,600					
Prior Total	$115,500					
Comp Land Estimate	$15,000	$15,900	$15,500	$17,000	$15,500	$15,100
Sale Date		2/14/2020	1/27/2020	6/22/2020	8/26/2020	5/1/2020
Sale Price		$167,500	$136,900	$185,500	$182,500	$155,000
Time Adj Sale Price		$168,900	$138,300	$185,800	$182,500	$155,500
TADJSP/SQFT		$131.13	$116.41	$136.62	$129.43	$121.48
Total Adj Factors	$74,000	$79,400	$72,700	$81,500	$81,100	$75,900
Adjusted Sale Price		$163,500	$139,600	$178,300	$175,400	$153,600
Comparable Estimate	$162,000 ($126.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-9	103.09-4-7	103.09-4-26	103.05-7-1	103.05-13-20	92.17-12-33
Owner	Germann, Robert	Nguyen, Viet B	Uddin, Mohammed F	Lockett, Antwan	Mainella, Maria N	Burkett, Shawn E
Address	67 Marlene Dr	131 Nantucket Dr	17 Nantucket Dr	9 Marlene Dr	73 Lucy Ln	99 Santin 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	55 x 105	90 x 105	44 x 108	65 x 90
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1967 / 0	1961 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 502	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 2	3 Partial 1
1st Sty Area	1398	1342	1311	1569	1288	1378
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	502 0	508 0	424 0	663 0	820 0	570 0
SFLA	1900	1850	1735	2232	2108	1948
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$128,069					
Comp Land Estimate	$16,000	$15,500	$15,500	$19,400	$13,700	$15,600
Sale Date		4/22/2020	9/11/2020	6/26/2020	8/13/2020	12/14/2018
Sale Price		$195,000	$175,000	$210,000	$176,000	$170,000
Time Adj Sale Price		$196,000	$175,000	$210,400	$176,000	$179,600
TADJSP/SQFT		$105.95	$100.86	$94.27	$83.49	$92.20
Total Adj Factors	$88,000	$87,400	$80,300	$103,600	$92,500	$87,300
Adjusted Sale Price		$196,600	$182,700	$194,800	$171,500	$180,300
Comparable Estimate	$185,000 ($97.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-10	103.09-6-4	103.09-1-18	103.09-13-7	103.05-13-29	103.05-10-12
Owner	Janusz, Michael J	Warden, Richard	Benbenek, Aurea	Dorman, Andrew D	Rogers, Cynthia L	Nyberg, Daniel A
Address	71 Marlene Dr	32 St Lucia Ln	17 Creek View Dr	18 Nassau Ln	130 Nagel Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	54 x 130	55 x 105	54 x 130	54 x 115	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1966 / 0	1964 / 0	1961 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 2	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1356	1360	1410	1351	1382	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 660	0 0	0 280	0 400	0 0	0 0
SFLA	1356	1360	1410	1351	1382	1288
Att/Det Gar Sqft	528	484	440	375	352	440
Prior Land	$13,400					
Prior Total	$126,600					
Comp Land Estimate	$16,000	$17,000	$15,500	$17,000	$16,100	$15,900
Sale Date		6/22/2020	8/26/2020	7/28/2020	8/5/2020	2/14/2020
Sale Price		$185,500	$182,500	$171,000	$179,800	$167,500
Time Adj Sale Price		$185,800	$182,500	$171,000	$179,800	$168,900
TADJSP/SQFT		$136.62	$129.43	$126.57	$130.10	$131.13
Total Adj Factors	$82,100	$81,500	$81,100	$94,300	$81,700	$79,400
Adjusted Sale Price		$186,400	$183,500	$158,800	$180,200	$171,600
Comparable Estimate	$176,000 ($129.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-11	103.05-7-28	103.05-14-39	103.05-10-12	103.09-6-4	103.09-1-18
Owner	Lemiesz, Edward T	Autrino, Anthony	Deth, Jessica M	Nyberg, Daniel A	Warden, Richard	Benbenek, Aurea
Address	75 Marlene Dr	72 Bernice Dr	114 Joseph St	43 Angela Ln	32 St Lucia Ln	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	55 x 105	56 x 100	60 x 101	54 x 130	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1962 / 0	1966 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1188	1204	1288	1360	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 405	0 0	0 0	0 280
SFLA	1215	1188	1204	1288	1360	1410
Att/Det Gar Sqft	308	322	440	440	484	440
Prior Land	$11,600					
Prior Total	$111,100					
Comp Land Estimate	$15,000	$15,500	$15,200	$15,900	$17,000	$15,500
Sale Date		1/27/2020	7/21/2020	2/14/2020	6/22/2020	8/26/2020
Sale Price		$136,900	$140,000	$167,500	$185,500	$182,500
Time Adj Sale Price		$138,300	$140,000	$168,900	$185,800	$182,500
TADJSP/SQFT		$116.41	$116.28	$131.13	$136.62	$129.43
Total Adj Factors	$71,600	$72,700	$74,900	$79,400	$81,500	$81,100
Adjusted Sale Price		$137,200	$136,700	$161,100	$175,900	$173,000
Comparable Estimate	$157,000 ($129.22/SFLA)					

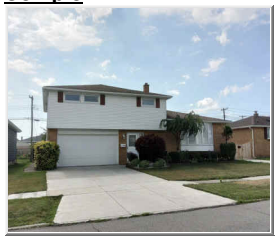
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-5-1	103.09-1-18	103.05-8-13	103.09-6-4	103.09-6-5	103.05-13-29
Owner	Brandel Joseph M	Benbenek, Aurea	Mirzad, Sediqa	Warden, Richard	Paone, Jenna M	Rogers, Cynthia L
Address	76 Marlene Dr	17 Creek View Dr	69 Bernice Dr	32 St Lucia Ln	28 St Lucia Ln	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 105	55 x 105	55 x 105	54 x 130	54 x 130	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1965 / 0	1966 / 0	1965 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1471	1410	1492	1360	1440	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 960	0 0	0 500	0 0
SFLA	1471	1410	1492	1360	1440	1382
Att/Det Gar Sqft	399	440	480	484	308	352
Prior Land	$15,100					
Prior Total	$135,400					
Comp Land Estimate	$18,000	$15,500	$15,500	$17,000	$17,000	$16,100
Sale Date		8/26/2020	11/14/2019	6/22/2020	7/29/2019	8/5/2020
Sale Price		$182,500	$199,900	$185,500	$164,000	$179,800
Time Adj Sale Price		$182,500	$203,200	$185,800	$169,000	$179,800
TADJSP/SQFT		$129.43	$136.19	$136.62	$117.36	$130.10
Total Adj Factors	$88,100	$81,100	$91,300	$81,500	$94,200	$81,700
Adjusted Sale Price		$189,500	$200,000	$192,400	$162,900	$186,200
Comparable Estimate	$186,000 ($126.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-12	103.09-1-18	103.05-8-13	103.09-9-13	103.09-6-4	103.09-6-5
Owner	Snodgrass, Joseph J	Benbenek, Aurea	Mirzad, Sediqa	Powers, Keith R	Warden, Richard	Paone, Jenna M
Address	79 Marlene Dr	17 Creek View Dr	69 Bernice Dr	4 Honduras Ln	32 St Lucia Ln	28 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 105	55 x 105	55 x 105	75 x 128	54 x 130	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1965 / 0	1966 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1552	1410	1492	1650	1360	1440
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 280	0 960	0 0	0 0	0 500
SFLA	1552	1410	1492	1650	1360	1440
Att/Det Gar Sqft	240	440	480	484	484	308
Prior Land	$14,200					
Prior Total	$146,000					
Comp Land Estimate	$17,000	$15,500	$15,500	$19,700	$17,000	$17,000
Sale Date		8/26/2020	11/14/2019	8/6/2020	6/22/2020	7/29/2019
Sale Price		$182,500	$199,900	$231,000	$185,500	$164,000
Time Adj Sale Price		$182,500	$203,200	$231,000	$185,800	$169,000
TADJSP/SQFT		$129.43	$136.19	$140.00	$136.62	$117.36
Total Adj Factors	$88,700	$81,100	$91,300	$102,100	$81,500	$94,200
Adjusted Sale Price		$190,100	$200,600	$217,600	$193,000	$163,500
Comparable Estimate	$193,000 ($124.36/SFLA)					

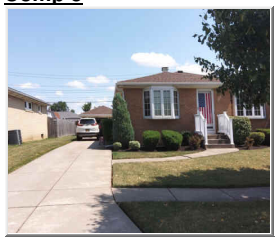
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-5-16	103.05-7-1	103.05-11-1	103.05-9-11	103.09-3-14	103.05-13-20
Owner	Schemm, William R	Lockett, Antwan	Shilpi, Shamima Uddin	Thapa, Deo	Elwaseem, Raid	Mainella, Maria N
Address	80 Marlene Dr	9 Marlene Dr	4 Betty Lou Ln	37 Leni Ln	100 Nantucket Dr	73 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	90 x 105	75 x 100	60 x 101	55 x 110	44 x 108
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1962 / 1998	1961 / 0	1963 / 0	1964 / 0	1966 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 848	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1450	1569	1715	1701	1608	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	848 0	663 0	556 0	574 0	576 0	820 0
SFLA	2298	2232	2271	2275	2184	2108
Att/Det Gar Sqft						
Prior Land	$13,400					
Prior Total	$155,200					
Comp Land Estimate	$16,000	$19,400	$17,300	$15,900	$16,000	$13,700
Sale Date		6/26/2020	3/26/2020	2/15/2019	7/19/2019	8/13/2020
Sale Price		$210,000	$205,000	$175,000	$208,000	$176,000
Time Adj Sale Price		$210,400	$206,400	$183,200	$214,300	$176,000
TADJSP/SQFT		$94.27	$90.89	$80.53	$98.12	$83.49
Total Adj Factors	$108,600	$103,600	$110,300	$105,700	$105,700	$92,500
Adjusted Sale Price		$215,400	$204,700	$186,100	$217,200	$192,100
Comparable Estimate	$203,000 ($88.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-13	103.05-7-28	103.05-14-39	103.05-10-12	103.09-6-4	103.09-1-18
Owner	Bastola, Prem	Autrino, Anthony	Deth, Jessica M	Nyberg, Daniel A	Warden, Richard	Benbenek, Aurea
Address	83 Marlene Dr	72 Bernice Dr	114 Joseph St	43 Angela Ln	32 St Lucia Ln	17 Creek View 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	55 x 105	56 x 100	60 x 101	54 x 130	55 x 105
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	1962 / 0	1962 / 0	1960 / 0	1962 / 0	1966 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1188	1204	1288	1360	1410
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 234	0 560	0 405	0 0	0 0	0 280
SFLA	1215	1188	1204	1288	1360	1410
Att/Det Gar Sqft	396	322	440	440	484	440
Prior Land	$11,600					
Prior Total	$111,800					
Comp Land Estimate	$15,000	$15,500	$15,200	$15,900	$17,000	$15,500
Sale Date		1/27/2020	7/21/2020	2/14/2020	6/22/2020	8/26/2020
Sale Price		$136,900	$140,000	$167,500	$185,500	$182,500
Time Adj Sale Price		$138,300	$140,000	$168,900	$185,800	$182,500
TADJSP/SQFT		$116.41	$116.28	$131.13	$136.62	$129.43
Total Adj Factors	$72,400	$72,700	$74,900	$79,400	$81,500	$81,100
Adjusted Sale Price		$138,000	$137,500	$161,900	$176,700	$173,800
Comparable Estimate	$158,000 ($130.04/SFLA)					

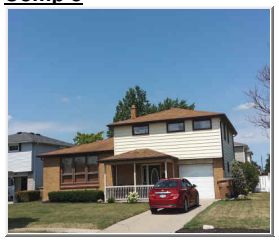
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

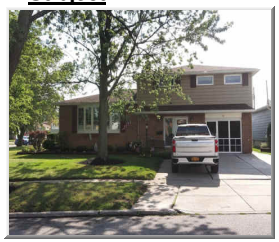
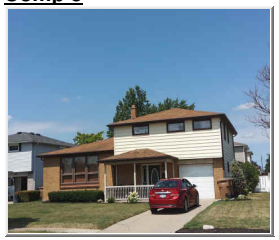
Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-5-15	103.09-1-18	103.05-8-13	103.09-6-4	103.09-6-5	103.05-13-29
Owner	Singh, Parwinder	Benbenek, Aurea	Mirzad, Sediqa	Warden, Richard	Paone, Jenna M	Rogers, Cynthia L
Address	84 Marlene Dr	17 Creek View Dr	69 Bernice Dr	32 St Lucia Ln	28 St Lucia Ln	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	81 x 98	55 x 105	55 x 105	54 x 130	54 x 130	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1965 / 0	1966 / 0	1965 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1488	1410	1492	1360	1440	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1092	0 280	0 960	0 0	0 500	0 0
SFLA	1488	1410	1492	1360	1440	1382
Att/Det Gar Sqft	378	440	480	484	308	352
Prior Land	$15,300					
Prior Total	$134,500					
Comp Land Estimate	$18,000	$15,500	$15,500	$17,000	$17,000	$16,100
Sale Date		8/26/2020	11/14/2019	6/22/2020	7/29/2019	8/5/2020
Sale Price		$182,500	$199,900	$185,500	$164,000	$179,800
Time Adj Sale Price		$182,500	$203,200	$185,800	$169,000	$179,800
TADJSP/SQFT		$129.43	$136.19	$136.62	$117.36	$130.10
Total Adj Factors	$87,100	$81,100	$91,300	$81,500	$94,200	$81,700
Adjusted Sale Price		$188,500	$199,000	$191,400	$161,900	$185,200
Comparable Estimate	$185,000 ($124.33/SFLA)					

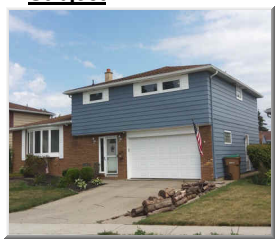
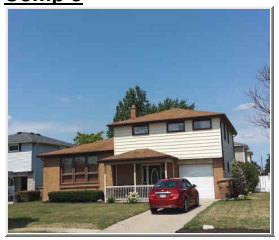
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-14	103.05-7-28	103.05-14-39	103.05-1-38	102.08-5-28	103.05-11-12
Owner	Janulewicz, Jeffrey J	Autrino, Anthony	Deth, Jessica M	Gearhart, Scott J	Mohr, Miranda R	Rychlicki, Richard
Address	87 Marlene Dr	72 Bernice Dr	114 Joseph St	136 Nadine Dr	45 Nadine Dr	45 Deborah Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	55 x 105	56 x 100	50 x 100	55 x 100	58 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	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1960 / 0	1960 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1112	1188	1204	1100	1100	1005
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 405	0 250	0 0	0 0
SFLA	1112	1188	1204	1100	1100	1005
Att/Det Gar Sqft	484	322	440	400	308	300
Prior Land	$13,400					
Prior Total	$104,100					
Comp Land Estimate	$16,000	$15,500	$15,200	$14,300	$15,100	$15,800
Sale Date		1/27/2020	7/21/2020	10/25/2019	9/23/2020	12/13/2019
Sale Price		$136,900	$140,000	$155,000	$147,016	$150,000
Time Adj Sale Price		$138,300	$140,000	$158,100	$147,000	$152,000
TADJSP/SQFT		$116.41	$116.28	$143.73	$133.64	$151.24
Total Adj Factors	$68,400	$72,700	$74,900	$67,000	$66,400	$62,700
Adjusted Sale Price		$134,000	$133,500	$159,500	$149,000	$157,700
Comparable Estimate	$147,000 ($132.19/SFLA)					

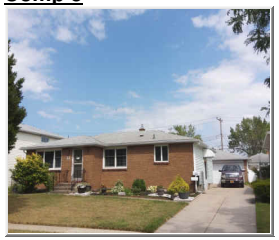
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-15	103.09-4-7	103.09-4-26	103.05-13-20	103.05-7-1	103.05-6-17
Owner	Green, Thomas J	Nguyen, Viet B	Uddin, Mohammed F	Mainella, Maria N	Lockett, Antwan	Womer, Bridgitte M
Address	91 Marlene Dr	131 Nantucket Dr	17 Nantucket Dr	73 Lucy Ln	9 Marlene Dr	212 Creek 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	55 x 105	55 x 105	44 x 108	90 x 105	77 x 108
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1966 / 0	1967 / 0	1962 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 539	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	4	3	3	4	4	3
Full/Half Baths	1 / 2	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1410	1342	1311	1288	1569	1472
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	539 0	508 0	424 0	820 0	663 0	538 0
SFLA	1949	1850	1735	2108	2232	2010
Att/Det Gar Sqft						
Prior Land	$12,800					
Prior Total	$136,800					
Comp Land Estimate	$16,000	$15,500	$15,500	$13,700	$19,400	$18,300
Sale Date		4/22/2020	9/11/2020	8/13/2020	6/26/2020	1/19/2018
Sale Price		$195,000	$175,000	$176,000	$210,000	$175,000
Time Adj Sale Price		$196,000	$175,000	$176,000	$210,400	$196,700
TADJSP/SQFT		$105.95	$100.86	$83.49	$94.27	$97.86
Total Adj Factors	$90,900	$87,400	$80,300	$92,500	$103,600	$93,900
Adjusted Sale Price		$199,500	$185,600	$174,400	$197,700	$193,700
Comparable Estimate	$190,000 ($97.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-2-1	103.09-4-7	103.05-13-20	103.09-4-26	103.05-7-1	103.05-6-17
Owner	Neth, Richard E	Nguyen, Viet B	Mainella, Maria N	Uddin, Mohammed F	Lockett, Antwan	Womer, Bridgitte M
Address	92 Marlene Dr	131 Nantucket Dr	73 Lucy Ln	17 Nantucket Dr	9 Marlene Dr	212 Creek 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	110	110	110	110	110	110
School Code	143002	143001	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	76 x 108	55 x 105	44 x 108	55 x 105	90 x 105	77 x 108
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1962 / 0	1967 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 559	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	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	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1430	1342	1288	1311	1569	1472
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	559 0	508 0	820 0	424 0	663 0	538 0
SFLA	1989	1850	2108	1735	2232	2010
Att/Det Gar Sqft						
Prior Land	$15,500					
Prior Total	$143,200					
Comp Land Estimate	$18,000	$15,500	$13,700	$15,500	$19,400	$18,300
Sale Date		4/22/2020	8/13/2020	9/11/2020	6/26/2020	1/19/2018
Sale Price		$195,000	$176,000	$175,000	$210,000	$175,000
Time Adj Sale Price		$196,000	$176,000	$175,000	$210,400	$196,700
TADJSP/SQFT		$105.95	$83.49	$100.86	$94.27	$97.86
Total Adj Factors	$95,900	$87,400	$92,500	$80,300	$103,600	$93,900
Adjusted Sale Price		$204,500	$179,400	$190,600	$202,700	$198,700
Comparable Estimate	$195,000 ($98.04/SFLA)					

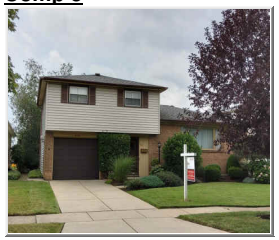
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

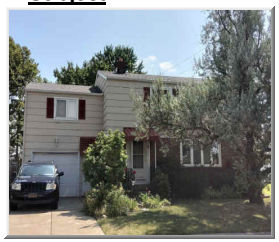
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-6-16	103.09-7-10	103.09-10-23	103.09-11-27	103.05-13-9	103.09-12-20
Owner	Zawistowski Julie A	Mager, Sila	Krech, Kevin D	Lis, Jesse J	Martinez, Rebecka	Deceilio, Derek J
Address	95 Marlene Dr	14 Panama Ln	31 Bahama Ln	19 Nassau Ln	29 Lucy Ln	324 Nagel 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	110	110	110	110	110	110
School Code	143002	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 105	52 x 128	57 x 128	52 x 120	50 x 115	57 x 151
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1966 / 0	1961 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good 248	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1239	1210	1104	1254	1104	1164
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	248 0	270 0	408 0	216 0	306 224	300 0
SFLA	1487	1480	1512	1470	1410	1464
Att/Det Gar Sqft			280	748	440	384
Prior Land	$13,000					
Prior Total	$122,700					
Comp Land Estimate	$16,000	$16,600	$17,400	$16,000	$15,400	$18,800
Sale Date		10/22/2019	3/3/2020	10/9/2020	6/11/2020	3/6/2020
Sale Price		$164,900	$160,000	$220,000	$179,900	$166,000
Time Adj Sale Price		$168,200	$161,100	$220,000	$180,200	$167,100
TADJSP/SQFT		$113.65	$106.55	$149.66	$127.80	$114.14
Total Adj Factors	$99,900	$74,800	$76,200	$90,000	$72,000	$78,900
Adjusted Sale Price		$193,300	$184,800	$229,900	$208,100	$188,100
Comparable Estimate	$201,000 ($135.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-2-22	103.09-4-7	103.09-4-26	103.05-13-20	103.05-7-1	103.05-6-17
Owner	Pinzone, Leslie E	Nguyen, Viet B	Uddin, Mohammed F	Mainella, Maria N	Lockett, Antwan	Womer, Bridgitte M
Address	96 Marlene Dr	131 Nantucket Dr	17 Nantucket Dr	73 Lucy Ln	9 Marlene Dr	212 Creek 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	110	110	110	110	110	110
School Code	143002	143001	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	64 x 108	55 x 105	55 x 105	44 x 108	90 x 105	77 x 108
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1967 / 0	1962 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 300	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	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	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1578	1342	1311	1288	1569	1472
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	508 0	424 0	820 0	663 0	538 0
SFLA	1878	1850	1735	2108	2232	2010
Att/Det Gar Sqft						
Prior Land	$14,100					
Prior Total	$149,566					
Comp Land Estimate	$17,000	$15,500	$15,500	$13,700	$19,400	$18,300
Sale Date		4/22/2020	9/11/2020	8/13/2020	6/26/2020	1/19/2018
Sale Price		$195,000	$175,000	$176,000	$210,000	$175,000
Time Adj Sale Price		$196,000	$175,000	$176,000	$210,400	$196,700
TADJSP/SQFT		$105.95	$100.86	$83.49	$94.27	$97.86
Total Adj Factors	$104,600	$87,400	$80,300	$92,500	$103,600	$93,900
Adjusted Sale Price		$213,200	$199,300	$188,100	$211,400	$207,400
Comparable Estimate	$204,000 ($108.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.09-2-21	103.09-6-4	103.09-1-18	103.05-10-12	103.09-13-7	103.05-6-28
Owner	Birkman, Tanithe R	Warden, Richard	Benbenek, Aurea	Nyberg, Daniel A	Dorman, Andrew D	Fair, Jason D
Address	100 Marlene Dr	32 St Lucia Ln	17 Creek View Dr	43 Angela Ln	18 Nassau Ln	23 Paula 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	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	76 x 108	54 x 130	55 x 105	60 x 101	54 x 130	60 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1964 / 0	1962 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 2	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1360	1410	1288	1351	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 280	0 0	0 400	0 0
SFLA	1316	1360	1410	1288	1351	1316
Att/Det Gar Sqft	420	484	440	440	375	550
Prior Land	$15,500					
Prior Total	$126,000					
Comp Land Estimate	$18,000	$17,000	$15,500	$15,900	$17,000	$16,300
Sale Date		6/22/2020	8/26/2020	2/14/2020	7/28/2020	3/25/2019
Sale Price		$185,500	$182,500	$167,500	$171,000	$175,000
Time Adj Sale Price		$185,800	$182,500	$168,900	$171,000	$182,600
TADJSP/SQFT		$136.62	$129.43	$131.13	$126.57	$138.75
Total Adj Factors	$86,500	$81,500	$81,100	$79,400	$94,300	$80,300
Adjusted Sale Price		$190,800	$187,900	$176,000	$163,200	$188,800
Comparable Estimate	$181,000 ($137.54/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	102.12-4-15	103.09-10-23	103.09-12-20	103.09-11-27	103.05-13-9	103.09-7-10
Owner	Okulewicz, David Paul	Krech, Kevin D	Deceilio, Derek J	Lis, Jesse J	Martinez, Rebecka	Mager, Sila
Address	1 Monterey Ln	31 Bahama Ln	324 Nagel Dr	19 Nassau Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 109	57 x 128	57 x 151	52 x 120	50 x 115	52 x 128
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1962 / 0	1961 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 294	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1232	1104	1164	1254	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	294 0	408 0	300 0	216 0	306 224	270 0
SFLA	1526	1512	1464	1470	1410	1480
Att/Det Gar Sqft		280	384	748	440	
Prior Land	$15,400					
Prior Total	$108,300					
Comp Land Estimate	$18,000	$17,400	$18,800	$16,000	$15,400	$16,600
Sale Date		3/3/2020	3/6/2020	10/9/2020	6/11/2020	10/22/2019
Sale Price		$160,000	$166,000	$220,000	$179,900	$164,900
Time Adj Sale Price		$161,100	$167,100	$220,000	$180,200	$168,200
TADJSP/SQFT		$106.55	$114.14	$149.66	$127.80	$113.65
Total Adj Factors	$62,800	$76,200	$78,900	$90,000	$72,000	$74,800
Adjusted Sale Price		$147,700	$151,000	$192,800	$171,000	$156,200
Comparable Estimate	$164,000 ($107.47/SFLA)					

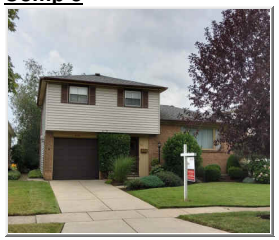
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-16	103.09-11-12	103.09-13-20	102.12-4-18	102.08-8-36	92.17-12-32
Owner	Zielinski, Thomas J Jr.	Forgie, Jeffrey M Jr	Isch, Joseph S	Karakus, Kenan	Hager, Elizabeth J	Che, Kenneth
Address	5 Monterey Ln	16 Bahama Ln	176 Zoerb Ave	13 Monterey Ln	38 Ellsworth Dr	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 110	55 x 128	120 x 117	50 x 110	61 x 128	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1961 / 0	1960 / 0	1963 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 105	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 1
1st Sty Area	728	970	780	949	1021	1215
2nd Sty Area	1036	840	840	1050	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 390	0 390	0 0	0 320	0 0
SFLA	1764	1810	1620	1999	1861	2310
Att/Det Gar Sqft	280	300	330	350	441	
Prior Land	$12,000					
Prior Total	$137,200					
Comp Land Estimate	$15,000	$17,100	$23,000	$15,100	$18,100	$15,600
Sale Date		12/14/2018	1/9/2019	3/21/2019	9/14/2018	4/5/2018
Sale Price		$177,000	$179,000	$166,500	$185,000	$205,000
Time Adj Sale Price		$187,000	$188,000	$173,800	$198,900	$226,600
TADJSP/SQFT		$103.31	$116.05	$86.94	$106.88	$98.10
Total Adj Factors	$81,000	$98,800	$86,700	$104,200	$93,400	$123,700
Adjusted Sale Price		$169,200	$182,300	$150,600	$186,500	$183,900
Comparable Estimate	$175,000 ($99.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-13	102.12-5-13	103.05-11-12	102.12-7-21	102.08-5-28	102.12-4-17
Owner	Fissler-Knarr, Auverne I	Benker, Jesse D	Rychlicki, Richard	Barrus, Timothy D	Mohr, Miranda R	Tisdale, Samantha K
Address	6 Monterey Ln	279 Nagel Dr	45 Deborah Ln	121 Goering Ave	45 Nadine Dr	9 Monterey Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	54 x 110	58 x 103	54 x 142	55 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1962 / 0	1960 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1148	1005	1080	1100	1102
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 486	0 270	0 0	0 200	0 0	0 0
SFLA	963	1148	1005	1080	1100	1102
Att/Det Gar Sqft	280	484	300	440	308	330
Prior Land	$12,700					
Prior Total	$90,800					
Comp Land Estimate	$16,000	$15,700	$15,800	$17,800	$15,100	$15,100
Sale Date		10/11/2019	12/13/2019	4/12/2019	9/23/2020	5/10/2018
Sale Price		$155,000	$150,000	$126,900	$147,016	$143,500
Time Adj Sale Price		$158,100	$152,000	$132,000	$147,000	$157,800
TADJSP/SQFT		$137.72	$151.24	$122.22	$133.64	$143.19
Total Adj Factors	$60,300	$73,100	$62,700	$69,200	$66,400	$66,000
Adjusted Sale Price		$145,300	$149,600	$123,100	$140,900	$152,100
Comparable Estimate	$142,000 ($147.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-17	102.12-5-13	102.12-7-21	102.08-5-28	102.12-4-17	103.09-13-7
Owner	Tisdale Samantha K	Benker, Jesse D	Barrus, Timothy D	Mohr, Miranda R	Tisdale, Samantha K	Dorman, Andrew D
Address	9 Monterey Ln	279 Nagel Dr	121 Goering Ave	45 Nadine Dr	9 Monterey Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	54 x 110	54 x 142	55 x 100	50 x 110	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1102	1148	1080	1100	1102	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 270	0 200	0 0	0 0	0 400
SFLA	1102	1148	1080	1100	1102	1351
Att/Det Gar Sqft	330	484	440	308	330	375
Prior Land	$12,000					
Prior Total	$100,600					
Comp Land Estimate	$15,000	$15,700	$17,800	$15,100	$15,100	$17,000
Sale Date		10/11/2019	4/12/2019	9/23/2020	5/10/2018	7/28/2020
Sale Price		$155,000	$126,900	$147,016	$143,500	$171,000
Time Adj Sale Price		$158,100	$132,000	$147,000	$157,800	$171,000
TADJSP/SQFT		$137.72	$122.22	$133.64	$143.19	$126.57
Total Adj Factors	$66,000	$73,100	$69,200	$66,400	$66,000	$94,300
Adjusted Sale Price		$151,000	$128,800	$146,600	$157,800	$142,700
Comparable Estimate	$145,000 ($131.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-12	103.09-13-7	103.05-13-29	102.12-3-16	102.12-7-11	103.09-6-4
Owner	Meyer, Mary Louise	Dorman, Andrew D	Rogers, Cynthia L	Ivey, J.L. Jr	Nabi Muslim Dost, Hazr	Warden, Richard
Address	10 Monterey Ln	18 Nassau Ln	130 Nagel Dr	114 Zoerb Ave	65 Goering Ave	32 St Lucia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	54 x 130	54 x 115	80 x 109	45 x 147	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1962 / 0	1963 / 0	1960 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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 / 1	1 / 2	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1352	1351	1382	1335	1256	1360
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 400	0 0	0 300	0 0	0 0
SFLA	1352	1351	1382	1335	1256	1360
Att/Det Gar Sqft	352	375	352	440	390	484
Prior Land	$12,700					
Prior Total	$123,200					
Comp Land Estimate	$16,000	$17,000	$16,100	$18,700	$16,100	$17,000
Sale Date		7/28/2020	8/5/2020	4/11/2019	11/12/2019	6/22/2020
Sale Price		$171,000	$179,800	$156,000	$131,000	$185,500
Time Adj Sale Price		$171,000	$179,800	$162,300	$133,200	$185,800
TADJSP/SQFT		$126.57	$130.10	$121.57	$106.05	$136.62
Total Adj Factors	$83,000	$94,300	$81,700	$83,600	$77,200	$81,500
Adjusted Sale Price		$159,700	$181,100	$161,700	$139,000	$187,300
Comparable Estimate	$166,000 ($122.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-18	102.12-4-18	103.09-11-12	102.08-8-36	103.09-13-20	92.17-12-32
Owner	Karakus Kenan	Karakus, Kenan	Forgie, Jeffrey M Jr	Hager, Elizabeth J	Isch, Joseph S	Che, Kenneth
Address	13 Monterey Ln	13 Monterey Ln	16 Bahama Ln	38 Ellsworth Dr	176 Zoerb Ave	95 Santin 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	55 x 128	61 x 128	120 x 117	65 x 90
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1961 / 2010
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	6
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	949	949	970	1021	780	1215
2nd Sty Area	1050	1050	840	840	840	1215
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 390	0 320	0 390	0 0
SFLA	1999	1999	1810	1861	1620	2310
Att/Det Gar Sqft	350	350	300	441	330	
Prior Land	$12,000					
Prior Total	$141,525					
Comp Land Estimate	$15,000	$15,100	$17,100	$18,100	$23,000	$15,600
Sale Date		3/21/2019	12/14/2018	9/14/2018	1/9/2019	4/5/2018
Sale Price		$166,500	$177,000	$185,000	$179,000	$205,000
Time Adj Sale Price		$173,800	$187,000	$198,900	$188,000	$226,600
TADJSP/SQFT		$86.94	$103.31	$106.88	$116.05	$98.10
Total Adj Factors	$104,200	$104,200	$98,800	$93,400	$86,700	$123,700
Adjusted Sale Price		$173,800	$192,400	$209,700	$205,500	$207,100
Comparable Estimate	$198,000 ($99.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-11	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Sedor, Marlene B	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	14 Monterey Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1016	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	216 0	300 0	408 0	306 224	270 0
SFLA	1536	1470	1464	1512	1410	1480
Att/Det Gar Sqft	308	748	384	280	440	
Prior Land	$12,700					
Prior Total	$126,600					
Comp Land Estimate	$16,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$75,800	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$205,800	$164,000	$160,700	$184,000	$169,200
Comparable Estimate	$177,000 ($115.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-19	102.12-5-13	102.12-7-21	102.08-5-28	103.09-13-7	102.12-4-17
Owner	Niziurski, Felicia M	Benker, Jesse D	Barrus, Timothy D	Mohr, Miranda R	Dorman, Andrew D	Tisdale, Samantha K
Address	17 Monterey Ln	279 Nagel Dr	121 Goering Ave	45 Nadine Dr	18 Nassau Ln	9 Monterey Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	54 x 110	54 x 142	55 x 100	54 x 130	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1960 / 0	1959 / 0	1961 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 2	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1102	1148	1080	1100	1351	1102
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 270	0 200	0 0	0 400	0 0
SFLA	1102	1148	1080	1100	1351	1102
Att/Det Gar Sqft	330	484	440	308	375	330
Prior Land	$12,000					
Prior Total	$102,100					
Comp Land Estimate	$15,000	$15,700	$17,800	$15,100	$17,000	$15,100
Sale Date		10/11/2019	4/12/2019	9/23/2020	7/28/2020	5/10/2018
Sale Price		$155,000	$126,900	$147,016	$171,000	$143,500
Time Adj Sale Price		$158,100	$132,000	$147,000	$171,000	$157,800
TADJSP/SQFT		$137.72	$122.22	$133.64	$126.57	$143.19
Total Adj Factors	$66,800	$73,100	$69,200	$66,400	$94,300	$66,000
Adjusted Sale Price		$151,800	$129,600	$147,400	$143,500	$158,600
Comparable Estimate	$146,000 ($132.49/SFLA)					

State of New York - Real Property System
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Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-10	103.09-4-26	103.09-4-7	103.09-11-27	103.09-12-20	103.05-13-20
Owner	Fassari, Samuel J	Uddin, Mohammed F	Nguyen, Viet B	Lis, Jesse J	Deceilio, Derek J	Mainella, Maria N
Address	18 Monterey Ln	17 Nantucket Dr	131 Nantucket Dr	19 Nassau Ln	324 Nagel Dr	73 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 115	55 x 105	55 x 105	52 x 120	57 x 151	44 x 108
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1967 / 0	1966 / 0	1961 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 1	4 Full 1	3 Partial 0	4 Full 2
1st Sty Area	1164	1311	1342	1254	1164	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	424 0	508 0	216 0	300 0	820 0
SFLA	1776	1735	1850	1470	1464	2108
Att/Det Gar Sqft	440			748	384	
Prior Land	$12,700					
Prior Total	$134,709					
Comp Land Estimate	$16,000	$15,500	$15,500	$16,000	$18,800	$13,700
Sale Date		9/11/2020	4/22/2020	10/9/2020	3/6/2020	8/13/2020
Sale Price		$175,000	$195,000	$220,000	$166,000	$176,000
Time Adj Sale Price		$175,000	$196,000	$220,000	$167,100	$176,000
TADJSP/SQFT		$100.86	$105.95	$149.66	$114.14	$83.49
Total Adj Factors	$83,900	$80,300	$87,400	$90,000	$78,900	$92,500
Adjusted Sale Price		$178,600	$192,500	$213,900	$172,100	$167,400
Comparable Estimate	$185,000 ($104.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-20	103.05-11-14	103.05-10-27	103.05-11-13	103.05-11-1	103.05-13-20
Owner	Rohloff, Joseph	Mojica, Bianca L	Saladino, Michael J	Torres, Omayra	Shilpi, Shamima Uddin	Mainella, Maria N
Address	21 Monterey Ln	53 Deborah Ln	70 Deborah Ln	49 Deborah Ln	4 Betty Lou Ln	73 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	68 x 110	55 x 105	55 x 105	55 x 105	75 x 100	44 x 108
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1963 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 720	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	3 Partial 2	4 Full 2
1st Sty Area	1636	1064	1228	972	1715	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	720 0	676 0	468 0	468 0	556 0	820 0
SFLA	2356	1740	1696	1440	2271	2108
Att/Det Gar Sqft						
Prior Land	$14,700					
Prior Total	$147,574					
Comp Land Estimate	$18,000	$15,500	$15,500	$15,500	$17,300	$13,700
Sale Date		8/10/2020	9/26/2019	1/31/2020	3/26/2020	8/13/2020
Sale Price		$174,000	$182,500	$157,900	$205,000	$176,000
Time Adj Sale Price		$174,000	$186,800	$159,500	$206,400	$176,000
TADJSP/SQFT		$100.00	$110.14	$110.76	$90.89	$83.49
Total Adj Factors	$96,300	$83,300	$73,500	$63,600	$110,300	$92,500
Adjusted Sale Price		$187,000	$209,600	$192,200	$192,400	$179,800
Comparable Estimate	$192,000 ($81.49/SFLA)					

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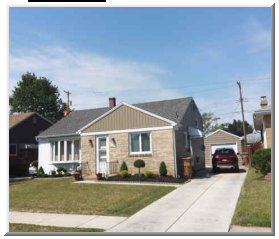
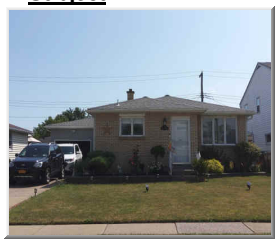
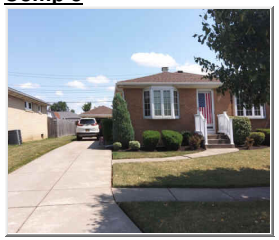
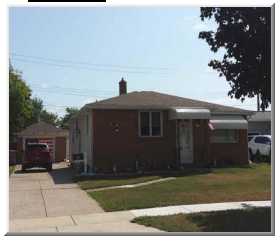
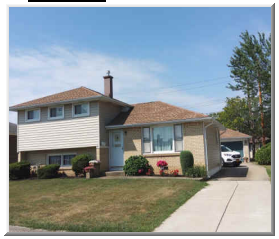
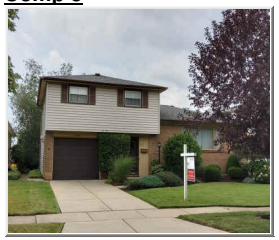
Option : 110_ENPM_OPTIONS

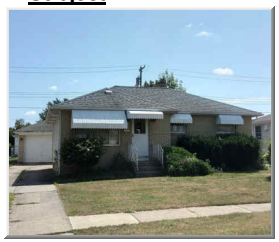
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-9	103.09-4-26	103.09-4-7	103.09-11-27	103.09-12-20	103.05-13-20
Owner	Staniaszek, Daniel J	Uddin, Mohammed F	Nguyen, Viet B	Lis, Jesse J	Deceilio, Derek J	Mainella, Maria N
Address	22 Monterey Ln	17 Nantucket Dr	131 Nantucket Dr	19 Nassau Ln	324 Nagel Dr	73 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 115	55 x 105	55 x 105	52 x 120	57 x 151	44 x 108
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1967 / 0	1966 / 0	1961 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 612	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 1	4 Full 1	3 Partial 0	4 Full 2
1st Sty Area	1164	1311	1342	1254	1164	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	612 0	424 0	508 0	216 0	300 0	820 0
SFLA	1776	1735	1850	1470	1464	2108
Att/Det Gar Sqft	308			748	384	
Prior Land	$12,700					
Prior Total	$133,630					
Comp Land Estimate	$16,000	$15,500	$15,500	$16,000	$18,800	$13,700
Sale Date		9/11/2020	4/22/2020	10/9/2020	3/6/2020	8/13/2020
Sale Price		$175,000	$195,000	$220,000	$166,000	$176,000
Time Adj Sale Price		$175,000	$196,000	$220,000	$167,100	$176,000
TADJSP/SQFT		$100.86	$105.95	$149.66	$114.14	$83.49
Total Adj Factors	$82,600	$80,300	$87,400	$90,000	$78,900	$92,500
Adjusted Sale Price		$177,300	$191,200	$212,600	$170,800	$166,100
Comparable Estimate	$184,000 ($103.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-21	102.12-5-13	102.12-7-21	102.08-5-28	102.12-4-22	103.09-13-7
Owner	Bhattarai, Sarada	Benker, Jesse D	Barrus, Timothy D	Mohr, Miranda R	Shamrock, Rosemary	Dorman, Andrew D
Address	25 Monterey Ln	279 Nagel Dr	121 Goering Ave	45 Nadine Dr	29 Monterey Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	54 x 110	54 x 142	55 x 100	53 x 110	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1082	1148	1080	1100	1086	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 324	0 270	0 200	0 0	0 0	0 400
SFLA	1082	1148	1080	1100	1086	1351
Att/Det Gar Sqft	352	484	440	308	308	375
Prior Land	$12,000					
Prior Total	$102,700					
Comp Land Estimate	$15,000	$15,700	$17,800	$15,100	$15,600	$17,000
Sale Date		10/11/2019	4/12/2019	9/23/2020	5/9/2018	7/28/2020
Sale Price		$155,000	$126,900	$147,016	$122,000	$171,000
Time Adj Sale Price		$158,100	$132,000	$147,000	$134,100	$171,000
TADJSP/SQFT		$137.72	$122.22	$133.64	$123.48	$126.57
Total Adj Factors	$66,900	$73,100	$69,200	$66,400	$65,000	$94,300
Adjusted Sale Price		$151,900	$129,700	$147,500	$136,000	$143,600
Comparable Estimate	$142,000 ($131.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-8	103.09-13-7	102.12-7-11	102.12-5-13	103.05-14-39	103.05-13-29
Owner	Sunwar, Prem K	Dorman, Andrew D	Nabi Muslim Dost, Hazr	Benker, Jesse D	Deth, Jessica M	Rogers, Cynthia L
Address	26 Monterey Ln	18 Nassau Ln	65 Goering Ave	279 Nagel Dr	114 Joseph St	130 Nagel 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 115	54 x 130	45 x 147	54 x 110	56 x 100	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1960 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 2	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1225	1351	1256	1148	1204	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 400	0 0	0 270	0 405	0 0
SFLA	1225	1351	1256	1148	1204	1382
Att/Det Gar Sqft	392	375	390	484	440	352
Prior Land	$12,700					
Prior Total	$119,000					
Comp Land Estimate	$16,000	$17,000	$16,100	$15,700	$15,200	$16,100
Sale Date		7/28/2020	11/12/2019	10/11/2019	7/21/2020	8/5/2020
Sale Price		$171,000	$131,000	$155,000	$140,000	$179,800
Time Adj Sale Price		$171,000	$133,200	$158,100	$140,000	$179,800
TADJSP/SQFT		$126.57	$106.05	$137.72	$116.28	$130.10
Total Adj Factors	$75,200	$94,300	$77,200	$73,100	$74,900	$81,700
Adjusted Sale Price		$151,900	$131,200	$160,200	$140,300	$173,300
Comparable Estimate	$151,000 ($123.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-22	102.12-5-13	102.08-5-28	102.12-7-21	102.12-4-22	103.09-13-7
Owner	Shamrock Rosemary	Benker, Jesse D	Mohr, Miranda R	Barrus, Timothy D	Shamrock, Rosemary	Dorman, Andrew D
Address	29 Monterey Ln	279 Nagel Dr	45 Nadine Dr	121 Goering Ave	29 Monterey Ln	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 110	54 x 110	55 x 100	54 x 142	53 x 110	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1960 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1086	1148	1100	1080	1086	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 270	0 0	0 200	0 0	0 400
SFLA	1086	1148	1100	1080	1086	1351
Att/Det Gar Sqft	308	484	308	440	308	375
Prior Land	$12,700					
Prior Total	$101,300					
Comp Land Estimate	$16,000	$15,700	$15,100	$17,800	$15,600	$17,000
Sale Date		10/11/2019	9/23/2020	4/12/2019	5/9/2018	7/28/2020
Sale Price		$155,000	$147,016	$126,900	$122,000	$171,000
Time Adj Sale Price		$158,100	$147,000	$132,000	$134,100	$171,000
TADJSP/SQFT		$137.72	$133.64	$122.22	$123.48	$126.57
Total Adj Factors	$65,000	$73,100	$66,400	$69,200	$65,000	$94,300
Adjusted Sale Price		$150,000	$145,600	$127,800	$134,100	$141,700
Comparable Estimate	$140,000 ($128.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-7	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Slowik, Emily	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	30 Monterey Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1016	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	216 0	300 0	408 0	306 224	270 0
SFLA	1536	1470	1464	1512	1410	1480
Att/Det Gar Sqft	440	748	384	280	440	
Prior Land	$12,700					
Prior Total	$122,400					
Comp Land Estimate	$16,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$75,200	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$205,200	$163,400	$160,100	$183,400	$168,600
Comparable Estimate	$176,000 ($114.58/SFLA)					

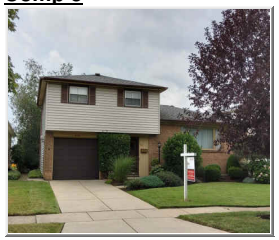
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-23	103.09-13-7	103.05-13-29	103.05-12-25	103.05-10-12	102.12-7-11
Owner	Palmeri, Dominic S	Dorman, Andrew D	Rogers, Cynthia L	Ganje, Christian M	Nyberg, Daniel A	Nabi Muslim Dost, Hazr
Address	33 Monterey Ln	18 Nassau Ln	130 Nagel Dr	66 Lucy Ln	43 Angela Ln	65 Goering 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	110	110	110	110	110	110
School Code	143001	143001	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 110	54 x 130	54 x 115	55 x 129	60 x 101	45 x 147
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1962 / 0	1963 / 0	1962 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / Y	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 / 2	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1351	1382	1280	1288	1256
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 352	0 0	0 0
SFLA	1288	1351	1382	1280	1288	1256
Att/Det Gar Sqft	400	375	352	440	440	390
Prior Land	$12,700					
Prior Total	$119,200					
Comp Land Estimate	$16,000	$17,000	$16,100	$17,100	$15,900	$16,100
Sale Date		7/28/2020	8/5/2020	10/25/2019	2/14/2020	11/12/2019
Sale Price		$171,000	$179,800	$167,500	$167,500	$131,000
Time Adj Sale Price		$171,000	$179,800	$170,900	$168,900	$133,200
TADJSP/SQFT		$126.57	$130.10	$133.52	$131.13	$106.05
Total Adj Factors	$77,900	$94,300	$81,700	$82,100	$79,400	$77,200
Adjusted Sale Price		$154,600	$176,000	$166,700	$167,400	$133,900
Comparable Estimate	$160,000 ($124.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-6	102.12-5-13	103.09-13-7	103.05-14-39	102.12-7-11	102.08-5-28
Owner	McGowan, Patricia G	Benker, Jesse D	Dorman, Andrew D	Deth, Jessica M	Nabi Muslim Dost, Hazr	Mohr, Miranda R
Address	34 Monterey Ln	279 Nagel Dr	18 Nassau Ln	114 Joseph St	65 Goering Ave	45 Nadine 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	110	110	110	110	110	110
School Code	143001	143001	143001	143002	143001	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 115	54 x 110	54 x 130	56 x 100	45 x 147	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	1960 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 2	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1173	1148	1351	1204	1256	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 486	0 270	0 400	0 405	0 0	0 0
SFLA	1173	1148	1351	1204	1256	1100
Att/Det Gar Sqft	506	484	375	440	390	308
Prior Land	$12,700					
Prior Total	$114,700					
Comp Land Estimate	$16,000	$15,700	$17,000	$15,200	$16,100	$15,100
Sale Date		10/11/2019	7/28/2020	7/21/2020	11/12/2019	9/23/2020
Sale Price		$155,000	$171,000	$140,000	$131,000	$147,016
Time Adj Sale Price		$158,100	$171,000	$140,000	$133,200	$147,000
TADJSP/SQFT		$137.72	$126.57	$116.28	$106.05	$133.64
Total Adj Factors	$73,900	$73,100	$94,300	$74,900	$77,200	$66,400
Adjusted Sale Price		$158,900	$150,600	$139,000	$129,900	$154,500
Comparable Estimate	$147,000 ($125.32/SFLA)					

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

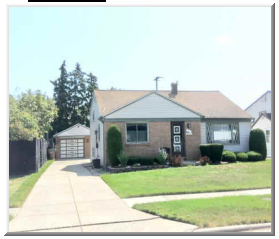
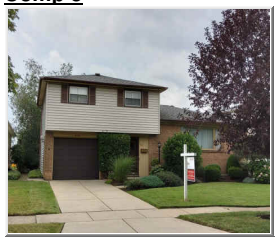
Roll Year: 2021

Option : 110_ENPM_OPTIONS

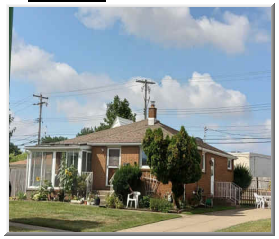
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-24	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Herkey, Ronald G	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	37 Monterey Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 110	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1164	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 336	216 0	300 0	408 0	306 224	270 0
SFLA	1500	1470	1464	1512	1410	1480
Att/Det Gar Sqft	728	748	384	280	440	
Prior Land	$12,700					
Prior Total	$133,400					
Comp Land Estimate	$16,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$80,200	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$210,200	$168,400	$165,100	$188,400	$173,600
Comparable Estimate	$181,000 ($120.67/SFLA)					

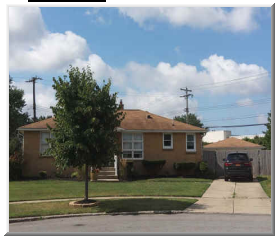
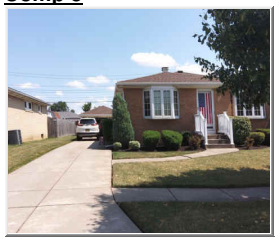
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-5	103.09-11-27	103.09-10-23	103.09-12-20	103.05-13-9	103.09-4-26
Owner	Lucas Christopher	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Martinez, Rebecka	Uddin, Mohammed F
Address	38 Monterey Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	29 Lucy Ln	17 Nantucket 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	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	52 x 120	57 x 128	57 x 151	50 x 115	55 x 105
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1966 / 0	1962 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1124	1254	1104	1164	1104	1311
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	216 0	408 0	300 0	306 224	424 0
SFLA	1644	1470	1512	1464	1410	1735
Att/Det Gar Sqft	484	748	280	384	440	
Prior Land	$12,700					
Prior Total	$131,555					
Comp Land Estimate	$16,000	$16,000	$17,400	$18,800	$15,400	$15,500
Sale Date		10/9/2020	3/3/2020	3/6/2020	6/11/2020	9/11/2020
Sale Price		$220,000	$160,000	$166,000	$179,900	$175,000
Time Adj Sale Price		$220,000	$161,100	$167,100	$180,200	$175,000
TADJSP/SQFT		$149.66	$106.55	$114.14	$127.80	$100.86
Total Adj Factors	$82,000	$90,000	$76,200	$78,900	$72,000	$80,300
Adjusted Sale Price		$212,000	$166,900	$170,200	$190,200	$176,700
Comparable Estimate	$183,000 ($111.31/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-4-25	103.09-11-27	103.09-12-20	103.09-10-23	103.05-13-9	103.09-7-10
Owner	Pendolino, Thomas M	Lis, Jesse J	Deceilio, Derek J	Krech, Kevin D	Martinez, Rebecka	Mager, Sila
Address	41 Monterey Ln	19 Nassau Ln	324 Nagel Dr	31 Bahama Ln	29 Lucy Ln	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 110	52 x 120	57 x 151	57 x 128	50 x 115	52 x 128
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1962 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1164	1254	1164	1104	1104	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 336	216 0	300 0	408 0	306 224	270 0
SFLA	1500	1470	1464	1512	1410	1480
Att/Det Gar Sqft	352	748	384	280	440	
Prior Land	$12,700					
Prior Total	$124,700					
Comp Land Estimate	$16,000	$16,000	$18,800	$17,400	$15,400	$16,600
Sale Date		10/9/2020	3/6/2020	3/3/2020	6/11/2020	10/22/2019
Sale Price		$220,000	$166,000	$160,000	$179,900	$164,900
Time Adj Sale Price		$220,000	$167,100	$161,100	$180,200	$168,200
TADJSP/SQFT		$149.66	$114.14	$106.55	$127.80	$113.65
Total Adj Factors	$73,600	$90,000	$78,900	$76,200	$72,000	$74,800
Adjusted Sale Price		$203,600	$161,800	$158,500	$181,800	$167,000
Comparable Estimate	$175,000 ($116.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.12-3-4	103.05-13-20	103.09-4-7	103.05-7-1	92.17-12-33	103.05-11-1
Owner	Wiatrowski, Peter J	Mainella, Maria N	Nguyen, Viet B	Lockett, Antwan	Burkett, Shawn E	Shilpi, Shamima Uddin
Address	42 Monterey Ln	73 Lucy Ln	131 Nantucket Dr	9 Marlene Dr	99 Santin Dr	4 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143001	143002	143001	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	49 x 93	44 x 108	55 x 105	90 x 105	65 x 90	75 x 100
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1966 / 0	1961 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 563	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 2	3 Partial 1	3 Partial 2
1st Sty Area	1404	1288	1342	1569	1378	1715
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	563 567	820 0	508 0	663 0	570 0	556 0
SFLA	1967	2108	1850	2232	1948	2271
Att/Det Gar Sqft						
Prior Land	$10,800					
Prior Total	$142,179					
Comp Land Estimate	$14,000	$13,700	$15,500	$19,400	$15,600	$17,300
Sale Date		8/13/2020	4/22/2020	6/26/2020	12/14/2018	3/26/2020
Sale Price		$176,000	$195,000	$210,000	$170,000	$205,000
Time Adj Sale Price		$176,000	$196,000	$210,400	$179,600	$206,400
TADJSP/SQFT		$83.49	$105.95	$94.27	$92.20	$90.89
Total Adj Factors	$91,300	$92,500	$87,400	$103,600	$87,300	$110,300
Adjusted Sale Price		$174,800	$199,900	$198,100	$183,600	$187,400
Comparable Estimate	$189,000 ($96.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-18	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Koehler, Guenter H	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	5 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	66 x 102	55 x 100	56 x 100	50 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1024	0 0	0 405	0 0	0 250	0 420
SFLA	1100	1100	1204	1108	1100	1240
Att/Det Gar Sqft	360	308	440	352	400	210
Prior Land	$13,900					
Prior Total	$95,900					
Comp Land Estimate	$17,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$70,900	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$151,500	$136,000	$169,300	$162,000	$160,600
Comparable Estimate	$156,000 ($141.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-19	102.08-6-29	92.17-12-4	103.05-1-41	102.08-5-29	103.05-13-29
Owner	Goyette, Jonathan	Khanal, Dharma	Johnson, Corey W	Vacanti, Scott	Corp, Jessica L	Rogers, Cynthia L
Address	9 Nadine Dr	4 Joseph St	125 Santin Dr	124 Nadine Dr	49 Nadine Dr	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	68 x 104	75 x 100	75 x 81	55 x 100	55 x 100	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1962 / 0	1959 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1287	1316	1280	1240	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 600	0 0	0 175	0 420	0 0
SFLA	1316	1287	1316	1280	1240	1382
Att/Det Gar Sqft	440	550	294	440	210	352
Prior Land	$14,200					
Prior Total	$110,600					
Comp Land Estimate	$17,000	$17,300	$15,700	$15,100	$15,100	$16,100
Sale Date		12/20/2019	6/15/2020	5/1/2020	9/20/2019	8/5/2020
Sale Price		$164,000	$140,000	$155,000	$160,000	$179,800
Time Adj Sale Price		$166,200	$140,200	$155,500	$163,800	$179,800
TADJSP/SQFT		$129.14	$106.53	$121.48	$132.10	$130.10
Total Adj Factors	$79,800	$82,100	$73,900	$75,900	$74,100	$81,700
Adjusted Sale Price		$163,900	$146,100	$159,400	$169,500	$177,900
Comparable Estimate	$163,000 ($123.86/SFLA)					

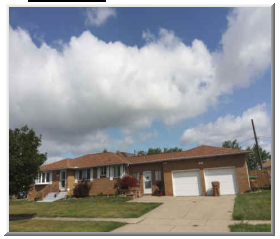
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-20	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-6-29
Owner	Boeckel, Peter J	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Khanal, Dharma
Address	13 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	4 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 96	55 x 100	56 x 100	50 x 100	50 x 100	75 x 100
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1959 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1108	1100	1287
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 244	0 0	0 405	0 0	0 250	0 600
SFLA	1100	1100	1204	1108	1100	1287
Att/Det Gar Sqft	400	308	440	352	400	550
Prior Land	$13,100					
Prior Total	$99,500					
Comp Land Estimate	$16,000	$15,100	$15,200	$14,300	$14,300	$17,300
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	12/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$164,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$166,200
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$129.14
Total Adj Factors	$76,900	$66,400	$74,900	$66,300	$67,000	$82,100
Adjusted Sale Price		$157,500	$142,000	$175,300	$168,000	$161,000
Comparable Estimate	$161,000 ($146.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-21	102.08-6-29	92.17-12-4	103.05-1-41	102.08-5-29	102.08-5-28
Owner	Drozd, Raymond T	Khanal, Dharma	Johnson, Corey W	Vacanti, Scott	Corp, Jessica L	Mohr, Miranda R
Address	17 Nadine Dr	4 Joseph St	125 Santin Dr	124 Nadine Dr	49 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	75 x 100	75 x 81	55 x 100	55 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1962 / 0	1959 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1287	1316	1280	1240	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 672	0 600	0 0	0 175	0 420	0 0
SFLA	1288	1287	1316	1280	1240	1100
Att/Det Gar Sqft	528	550	294	440	210	308
Prior Land	$13,000					
Prior Total	$109,000					
Comp Land Estimate	$16,000	$17,300	$15,700	$15,100	$15,100	$15,100
Sale Date		12/20/2019	6/15/2020	5/1/2020	9/20/2019	9/23/2020
Sale Price		$164,000	$140,000	$155,000	$160,000	$147,016
Time Adj Sale Price		$166,200	$140,200	$155,500	$163,800	$147,000
TADJSP/SQFT		$129.14	$106.53	$121.48	$132.10	$133.64
Total Adj Factors	$80,400	$82,100	$73,900	$75,900	$74,100	$66,400
Adjusted Sale Price		$164,500	$146,700	$160,000	$170,100	$161,000
Comparable Estimate	$160,000 ($124.22/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-27	103.05-13-29	92.17-12-4	102.08-6-29	103.05-1-41	103.05-8-13
Owner	Beek, Yvonne E	Rogers, Cynthia L	Johnson, Corey W	Khanal, Dharma	Vacanti, Scott	Mirzad, Sediqa
Address	20 Nadine Dr	130 Nagel Dr	125 Santin Dr	4 Joseph St	124 Nadine Dr	69 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 120	54 x 115	75 x 81	75 x 100	55 x 100	55 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1962 / 0	1959 / 0	1959 / 0	1965 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1554	1382	1316	1287	1280	1492
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 775	0 0	0 0	0 600	0 175	0 960
SFLA	1554	1382	1316	1287	1280	1492
Att/Det Gar Sqft	260	352	294	550	440	480
Prior Land	$16,200					
Prior Total	$108,000					
Comp Land Estimate	$19,000	$16,100	$15,700	$17,300	$15,100	$15,500
Sale Date		8/5/2020	6/15/2020	12/20/2019	5/1/2020	11/14/2019
Sale Price		$179,800	$140,000	$164,000	$155,000	$199,900
Time Adj Sale Price		$179,800	$140,200	$166,200	$155,500	$203,200
TADJSP/SQFT		$130.10	$106.53	$129.14	$121.48	$136.19
Total Adj Factors	$86,100	$81,700	$73,900	$82,100	$75,900	$91,300
Adjusted Sale Price		$184,200	$152,400	$170,200	$165,700	$198,000
Comparable Estimate	$174,000 ($111.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-22	102.08-5-17	103.05-13-3	92.17-11-7	92.17-10-1	103.05-11-32
Owner	Piazza, Cathy	Foster, Shane T	Nelligan, Courtney L	Lukasiewicz, Joseph	Tallman, Danielle M	Zimmer, Daniel J
Address	21 Nadine Dr	223 Santin Dr	7 Lucy Ln	35 Harris Ct	114 Harris Ct	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	57 x 102	55 x 100	50 x 112	60 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1958 / 0	1959 / 0	1962 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	884	884	1008	768	823	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 143	0 0	0 377	0 0	0 403	0 0
SFLA	1326	1326	1512	1344	1234	1495
Att/Det Gar Sqft	484	273	400	440	308	462
Prior Land	$11,300					
Prior Total	$102,500					
Comp Land Estimate	$14,000	$15,500	$15,100	$15,200	$15,800	$15,900
Sale Date		12/23/2019	1/3/2020	7/30/2019	7/3/2019	1/17/2020
Sale Price		$155,000	$180,000	$151,000	$150,000	$140,000
Time Adj Sale Price		$157,100	$181,800	$155,600	$154,500	$141,400
TADJSP/SQFT		$118.48	$120.24	$115.77	$125.20	$94.58
Total Adj Factors	$67,200	$66,000	$87,700	$67,900	$66,100	$76,900
Adjusted Sale Price		$158,300	$161,300	$154,900	$155,600	$131,700
Comparable Estimate	$152,000 ($114.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-23	103.05-13-3	103.05-11-32	102.08-5-17	103.05-14-31	103.05-13-6
Owner	Zupo, Jeanne Marie	Nelligan, Courtney L	Zimmer, Daniel J	Foster, Shane T	Sengupta, Mrityunjoy	Sweet, Helen
Address	25 Nadine Dr	7 Lucy Ln	46 Betty Lou Ln	223 Santin Dr	146 Joseph St	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	57 x 102	60 x 100	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	4	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1008	977	884	1048	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 425	0 120
SFLA	1679	1512	1495	1326	1692	1512
Att/Det Gar Sqft	480	400	462	273	468	440
Prior Land	$12,500					
Prior Total	$124,800					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,500	$15,800	$15,100
Sale Date		1/3/2020	1/17/2020	12/23/2019	5/21/2018	11/2/2018
Sale Price		$180,000	$140,000	$155,000	$152,000	$162,000
Time Adj Sale Price		$181,800	$141,400	$157,100	$167,100	$172,200
TADJSP/SQFT		$120.24	$94.58	$118.48	$98.76	$113.89
Total Adj Factors	$80,300	$87,700	$76,900	$66,000	$98,800	$72,200
Adjusted Sale Price		$174,400	$144,800	$171,400	$148,600	$180,300
Comparable Estimate	$164,000 ($97.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-26	102.08-5-17	92.17-11-7	103.05-13-3	92.17-10-1	103.05-11-32
Owner	Broncato Vincent	Foster, Shane T	Lukasiewicz, Joseph	Nelligan, Courtney L	Tallman, Danielle M	Zimmer, Daniel J
Address	26 Nadine Dr	223 Santin Dr	35 Harris Ct	7 Lucy Ln	114 Harris Ct	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	57 x 102	50 x 112	55 x 100	60 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1959 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.7	1.7
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	884	884	768	1008	823	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 403	0 0
SFLA	1326	1326	1344	1512	1234	1495
Att/Det Gar Sqft	462	273	440	400	308	462
Prior Land	$12,500					
Prior Total	$102,900					
Comp Land Estimate	$15,000	$15,500	$15,200	$15,100	$15,800	$15,900
Sale Date		12/23/2019	7/30/2019	1/3/2020	7/3/2019	1/17/2020
Sale Price		$155,000	$151,000	$180,000	$150,000	$140,000
Time Adj Sale Price		$157,100	$155,600	$181,800	$154,500	$141,400
TADJSP/SQFT		$118.48	$115.77	$120.24	$125.20	$94.58
Total Adj Factors	$67,200	$66,000	$67,900	$87,700	$66,100	$76,900
Adjusted Sale Price		$158,300	$154,900	$161,300	$155,600	$131,700
Comparable Estimate	$152,000 ($114.63/SFLA)					

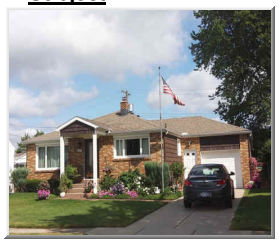
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-24	102.08-6-29	92.17-12-4	103.05-1-41	102.08-5-29	102.08-5-28
Owner	Lock, Phyllis	Khanal, Dharma	Johnson, Corey W	Vacanti, Scott	Corp, Jessica L	Mohr, Miranda R
Address	29 Nadine Dr	4 Joseph St	125 Santin Dr	124 Nadine Dr	49 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	75 x 100	75 x 81	55 x 100	55 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1962 / 0	1959 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1287	1316	1280	1240	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 175	0 420	0 0
SFLA	1288	1287	1316	1280	1240	1100
Att/Det Gar Sqft	484	550	294	440	210	308
Prior Land	$13,000					
Prior Total	$130,000					
Comp Land Estimate	$16,000	$17,300	$15,700	$15,100	$15,100	$15,100
Sale Date		12/20/2019	6/15/2020	5/1/2020	9/20/2019	9/23/2020
Sale Price		$164,000	$140,000	$155,000	$160,000	$147,016
Time Adj Sale Price		$166,200	$140,200	$155,500	$163,800	$147,000
TADJSP/SQFT		$129.14	$106.53	$121.48	$132.10	$133.64
Total Adj Factors	$78,400	$82,100	$73,900	$75,900	$74,100	$66,400
Adjusted Sale Price		$162,500	$144,700	$158,000	$168,100	$159,000
Comparable Estimate	$158,000 ($122.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-25	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Dalfonso, Frank P	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	30 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 420
SFLA	1104	1100	1204	1108	1100	1240
Att/Det Gar Sqft	352	308	440	352	400	210
Prior Land	$12,500					
Prior Total	$94,400					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$73,900	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$154,500	$139,000	$172,300	$165,000	$163,600
Comparable Estimate	$159,000 ($144.02/SFLA)					

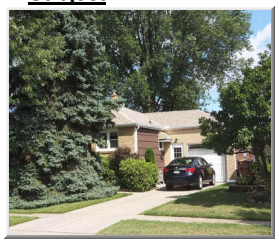
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-25	102.08-5-17	92.17-10-1	103.05-13-3	92.17-11-7	103.05-11-32
Owner	Sundquist, Louis J	Foster, Shane T	Tallman, Danielle M	Nelligan, Courtney L	Lukasiewicz, Joseph	Zimmer, Daniel J
Address	33 Nadine Dr	223 Santin Dr	114 Harris Ct	7 Lucy Ln	35 Harris Ct	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	57 x 102	60 x 100	55 x 100	50 x 112	59 x 103
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	1958 / 0	1958 / 0	1959 / 0	1959 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.7	1.7
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	884	823	1008	768	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 403	0 377	0 0	0 0
SFLA	1275	1326	1234	1512	1344	1495
Att/Det Gar Sqft	308	273	308	400	440	462
Prior Land	$11,300					
Prior Total	$96,400					
Comp Land Estimate	$14,000	$15,500	$15,800	$15,100	$15,200	$15,900
Sale Date		12/23/2019	7/3/2019	1/3/2020	7/30/2019	1/17/2020
Sale Price		$155,000	$150,000	$180,000	$151,000	$140,000
Time Adj Sale Price		$157,100	$154,500	$181,800	$155,600	$141,400
TADJSP/SQFT		$118.48	$125.20	$120.24	$115.77	$94.58
Total Adj Factors	$60,600	$66,000	$66,100	$87,700	$67,900	$76,900
Adjusted Sale Price		$151,700	$149,000	$154,700	$148,300	$125,100
Comparable Estimate	$146,000 ($114.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-24	102.08-5-17	103.05-13-3	103.05-11-32	92.17-11-7	103.05-13-6
Owner	Helsel, Shaun	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J	Lukasiewicz, Joseph	Sweet, Helen
Address	34 Nadine Dr	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln	35 Harris Ct	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	57 x 102	55 x 100	59 x 103	50 x 112	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1962 / 0	1958 / 0	1962 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	4	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	992	884	1008	977	768	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 490	0 0	0 377	0 0	0 0	0 120
SFLA	1434	1326	1512	1495	1344	1512
Att/Det Gar Sqft	418	273	400	462	440	440
Prior Land	$12,500					
Prior Total	$111,700					
Comp Land Estimate	$15,000	$15,500	$15,100	$15,900	$15,200	$15,100
Sale Date		12/23/2019	1/3/2020	1/17/2020	7/30/2019	11/2/2018
Sale Price		$155,000	$180,000	$140,000	$151,000	$162,000
Time Adj Sale Price		$157,100	$181,800	$141,400	$155,600	$172,200
TADJSP/SQFT		$118.48	$120.24	$94.58	$115.77	$113.89
Total Adj Factors	$71,800	$66,000	$87,700	$76,900	$67,900	$72,200
Adjusted Sale Price		$162,900	$165,900	$136,300	$159,500	$171,800
Comparable Estimate	$159,000 ($110.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-26	102.08-5-28	103.05-14-39	102.08-5-29	103.05-14-46	102.08-6-29
Owner	Kladke, John A Sr	Mohr, Miranda R	Deth, Jessica M	Corp, Jessica L	Nordin, Courtney	Khanal, Dharma
Address	37 Nadine Dr	45 Nadine Dr	114 Joseph St	49 Nadine Dr	86 Joseph St	4 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	55 x 100	50 x 100	75 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1960 / 0	1958 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1132	1100	1204	1240	1108	1287
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 405	0 420	0 0	0 600
SFLA	1132	1100	1204	1240	1108	1287
Att/Det Gar Sqft	440	308	440	210	352	550
Prior Land	$12,500					
Prior Total	$102,700					
Comp Land Estimate	$15,000	$15,100	$15,200	$15,100	$14,300	$17,300
Sale Date		9/23/2020	7/21/2020	9/20/2019	12/5/2019	12/20/2019
Sale Price		$147,016	$140,000	$160,000	$162,500	$164,000
Time Adj Sale Price		$147,000	$140,000	$163,800	$164,700	$166,200
TADJSP/SQFT		$133.64	$116.28	$132.10	$148.65	$129.14
Total Adj Factors	$69,500	$66,400	$74,900	$74,100	$66,300	$82,100
Adjusted Sale Price		$150,100	$134,600	$159,200	$167,900	$153,600
Comparable Estimate	$153,000 ($135.16/SFLA)					

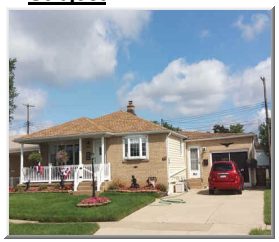
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-23	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Wantuch, Adeline M	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	38 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 x 100
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	02 Brick
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 420
SFLA	1100	1100	1204	1108	1100	1240
Att/Det Gar Sqft	308	308	440	352	400	210
Prior Land	$12,500					
Prior Total	$96,300					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$64,300	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$144,900	$129,400	$162,700	$155,400	$154,000
Comparable Estimate	$149,000 ($135.45/SFLA)					

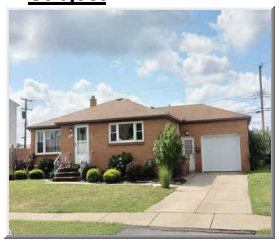
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-27	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Ippolito, Theresa A	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	41 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 420
SFLA	1100	1100	1204	1108	1100	1240
Att/Det Gar Sqft	320	308	440	352	400	210
Prior Land	$12,500					
Prior Total	$99,500					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$65,300	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$145,900	$130,400	$163,700	$156,400	$155,000
Comparable Estimate	$150,000 ($136.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-22	102.08-5-28	103.05-14-39	102.08-5-29	103.05-1-41	92.17-12-4
Owner	Weisenburg, John J	Mohr, Miranda R	Deth, Jessica M	Corp, Jessica L	Vacanti, Scott	Johnson, Corey W
Address	42 Nadine Dr	45 Nadine Dr	114 Joseph St	49 Nadine Dr	124 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	55 x 100	55 x 100	75 x 81
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1188	1100	1204	1240	1280	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 182	0 0	0 405	0 420	0 175	0 0
SFLA	1188	1100	1204	1240	1280	1316
Att/Det Gar Sqft	330	308	440	210	440	294
Prior Land	$12,500					
Prior Total	$104,600					
Comp Land Estimate	$15,000	$15,100	$15,200	$15,100	$15,100	$15,700
Sale Date		9/23/2020	7/21/2020	9/20/2019	5/1/2020	6/15/2020
Sale Price		$147,016	$140,000	$160,000	$155,000	$140,000
Time Adj Sale Price		$147,000	$140,000	$163,800	$155,500	$140,200
TADJSP/SQFT		$133.64	$116.28	$132.10	$121.48	$106.53
Total Adj Factors	$68,700	$66,400	$74,900	$74,100	$75,900	$73,900
Adjusted Sale Price		$149,300	$133,800	$158,400	$148,300	$135,000
Comparable Estimate	$145,000 ($122.05/SFLA)					

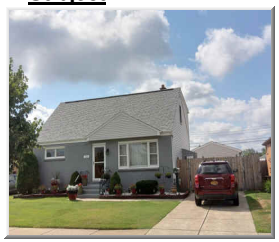
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-21	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Benner, Daniel R	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	44 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 512	0 0	0 405	0 0	0 250	0 420
SFLA	1104	1100	1204	1108	1100	1240
Att/Det Gar Sqft	352	308	440	352	400	210
Prior Land	$12,500					
Prior Total	$105,300					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$68,200	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$148,800	$133,300	$166,600	$159,300	$157,900
Comparable Estimate	$153,000 ($138.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-28	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Mohr, Miranda R	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	45 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 420
SFLA	1100	1100	1204	1108	1100	1240
Att/Det Gar Sqft	308	308	440	352	400	210
Prior Land	$12,500					
Prior Total	$101,400					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$66,400	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$147,000	$131,500	$164,800	$157,500	$156,100
Comparable Estimate	$151,000 ($137.27/SFLA)					

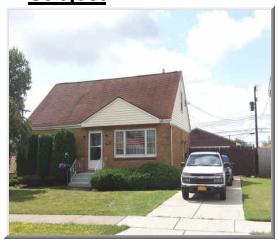
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-20	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	102.08-5-29
Owner	Showalter, Suzanne C	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Corp, Jessica L
Address	48 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1100	1204	1108	1100	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 420
SFLA	1104	1100	1204	1108	1100	1240
Att/Det Gar Sqft	420	308	440	352	400	210
Prior Land	$12,500					
Prior Total	$106,000					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$132.10
Total Adj Factors	$67,200	$66,400	$74,900	$66,300	$67,000	$74,100
Adjusted Sale Price		$147,800	$132,300	$165,600	$158,300	$156,900
Comparable Estimate	$152,000 ($137.68/SFLA)					

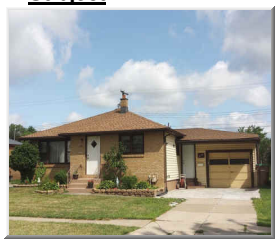
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-29	102.08-5-29	103.05-14-39	102.08-5-28	103.05-1-41	102.08-6-29
Owner	Corp, Jessica L	Corp, Jessica L	Deth, Jessica M	Mohr, Miranda R	Vacanti, Scott	Khanal, Dharma
Address	49 Nadine Dr	49 Nadine Dr	114 Joseph St	45 Nadine Dr	124 Nadine Dr	4 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	55 x 100	55 x 100	75 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1960 / 0	1959 / 0	1959 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1240	1204	1100	1280	1287
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 420	0 405	0 0	0 175	0 600
SFLA	1240	1240	1204	1100	1280	1287
Att/Det Gar Sqft	210	210	440	308	440	550
Prior Land	$12,500					
Prior Total	$112,600					
Comp Land Estimate	$15,000	$15,100	$15,200	$15,100	$15,100	$17,300
Sale Date		9/20/2019	7/21/2020	9/23/2020	5/1/2020	12/20/2019
Sale Price		$160,000	$140,000	$147,016	$155,000	$164,000
Time Adj Sale Price		$163,800	$140,000	$147,000	$155,500	$166,200
TADJSP/SQFT		$132.10	$116.28	$133.64	$121.48	$129.14
Total Adj Factors	$74,100	$74,100	$74,900	$66,400	$75,900	$82,100
Adjusted Sale Price		$163,800	$139,200	$154,700	$153,700	$158,200
Comparable Estimate	$154,000 ($124.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-19	103.05-13-3	103.05-11-32	102.08-5-17	103.05-13-6	103.05-14-31
Owner	Winiarski, Jeffrey D	Nelligan, Courtney L	Zimmer, Daniel J	Foster, Shane T	Sweet, Helen	Sengupta, Mrityunjoy
Address	52 Nadine Dr	7 Lucy Ln	46 Betty Lou Ln	223 Santin Dr	19 Lucy Ln	146 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	57 x 102	55 x 100	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1958 / 0	1962 / 0	1959 / 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 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.5
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1008	977	884	1008	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 680	0 377	0 0	0 0	0 120	0 425
SFLA	1658	1512	1495	1326	1512	1692
Att/Det Gar Sqft	460	400	462	273	440	468
Prior Land	$12,500					
Prior Total	$128,700					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,500	$15,100	$15,800
Sale Date		1/3/2020	1/17/2020	12/23/2019	11/2/2018	5/21/2018
Sale Price		$180,000	$140,000	$155,000	$162,000	$152,000
Time Adj Sale Price		$181,800	$141,400	$157,100	$172,200	$167,100
TADJSP/SQFT		$120.24	$94.58	$118.48	$113.89	$98.76
Total Adj Factors	$81,200	$87,700	$76,900	$66,000	$72,200	$98,800
Adjusted Sale Price		$175,300	$145,700	$172,300	$181,200	$149,500
Comparable Estimate	$165,000 ($99.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-30	103.05-13-3	103.05-11-32	102.08-5-17	103.05-13-6	92.17-11-7
Owner	Helsel, Robert R	Nelligan, Courtney L	Zimmer, Daniel J	Foster, Shane T	Sweet, Helen	Lukasiewicz, Joseph
Address	53 Nadine Dr	7 Lucy Ln	46 Betty Lou Ln	223 Santin Dr	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	57 x 102	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1962 / 0	1958 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	1008	977	884	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 120	0 0
SFLA	1487	1512	1495	1326	1512	1344
Att/Det Gar Sqft	320	400	462	273	440	440
Prior Land	$12,500					
Prior Total	$115,900					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,500	$15,100	$15,200
Sale Date		1/3/2020	1/17/2020	12/23/2019	11/2/2018	7/30/2019
Sale Price		$180,000	$140,000	$155,000	$162,000	$151,000
Time Adj Sale Price		$181,800	$141,400	$157,100	$172,200	$155,600
TADJSP/SQFT		$120.24	$94.58	$118.48	$113.89	$115.77
Total Adj Factors	$71,800	$87,700	$76,900	$66,000	$72,200	$67,900
Adjusted Sale Price		$165,900	$136,300	$162,900	$171,800	$159,500
Comparable Estimate	$159,000 ($106.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-18	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	92.17-12-4
Owner	DeSanto, Christopher S	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Johnson, Corey W
Address	56 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	75 x 81
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1962 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1962 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1116	1100	1204	1108	1100	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 0	0 405	0 0	0 250	0 0
SFLA	1116	1100	1204	1108	1100	1316
Att/Det Gar Sqft	400	308	440	352	400	294
Prior Land	$12,500					
Prior Total	$125,000					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,700
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	6/15/2020
Sale Price		$147,016	$140,000	$162,500	$155,000	$140,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$140,200
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$106.53
Total Adj Factors	$77,700	$66,400	$74,900	$66,300	$67,000	$73,900
Adjusted Sale Price		$158,300	$142,800	$176,100	$168,800	$144,000
Comparable Estimate	$158,000 ($141.58/SFLA)					

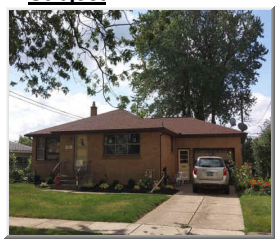
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-31	103.05-13-3	102.08-5-17	103.05-11-32	92.17-11-7	103.05-13-6
Owner	Rung, Dennis P	Nelligan, Courtney L	Foster, Shane T	Zimmer, Daniel J	Lukasiewicz, Joseph	Sweet, Helen
Address	57 Nadine Dr	7 Lucy Ln	223 Santin Dr	46 Betty Lou Ln	35 Harris Ct	19 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	57 x 102	59 x 103	50 x 112	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1958 / 0	1962 / 0	1958 / 0	1962 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.7	1.5
Bedrooms	2	3	4	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	1008	884	977	768	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 0	0 120
SFLA	1428	1512	1326	1495	1344	1512
Att/Det Gar Sqft	576	400	273	462	440	440
Prior Land	$12,500					
Prior Total	$110,800					
Comp Land Estimate	$15,000	$15,100	$15,500	$15,900	$15,200	$15,100
Sale Date		1/3/2020	12/23/2019	1/17/2020	7/30/2019	11/2/2018
Sale Price		$180,000	$155,000	$140,000	$151,000	$162,000
Time Adj Sale Price		$181,800	$157,100	$141,400	$155,600	$172,200
TADJSP/SQFT		$120.24	$118.48	$94.58	$115.77	$113.89
Total Adj Factors	$72,800	$87,700	$66,000	$76,900	$67,900	$72,200
Adjusted Sale Price		$166,900	$163,900	$137,300	$160,500	$172,800
Comparable Estimate	$160,000 ($112.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-17	92.17-12-4	103.05-1-41	102.08-6-29	103.05-14-39	102.08-5-29
Owner	Khoury, Rania	Johnson, Corey W	Vacanti, Scott	Khanal, Dharma	Deth, Jessica M	Corp, Jessica L
Address	60 Nadine Dr	125 Santin Dr	124 Nadine Dr	4 Joseph St	114 Joseph St	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	75 x 81	55 x 100	75 x 100	56 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1959 / 0	1959 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1314	1316	1280	1287	1204	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 0	0 175	0 600	0 405	0 420
SFLA	1314	1316	1280	1287	1204	1240
Att/Det Gar Sqft	320	294	440	550	440	210
Prior Land	$12,500					
Prior Total	$129,646					
Comp Land Estimate	$15,000	$15,700	$15,100	$17,300	$15,200	$15,100
Sale Date		6/15/2020	5/1/2020	12/20/2019	7/21/2020	9/20/2019
Sale Price		$140,000	$155,000	$164,000	$140,000	$160,000
Time Adj Sale Price		$140,200	$155,500	$166,200	$140,000	$163,800
TADJSP/SQFT		$106.53	$121.48	$129.14	$116.28	$132.10
Total Adj Factors	$76,700	$73,900	$75,900	$82,100	$74,900	$74,100
Adjusted Sale Price		$143,000	$156,300	$160,800	$141,800	$166,400
Comparable Estimate	$154,000 ($117.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-32	102.08-5-17	103.05-13-3	92.17-11-7	103.05-11-32	92.17-10-1
Owner	Gress, Mary Ann	Foster, Shane T	Nelligan, Courtney L	Lukasiewicz, Joseph	Zimmer, Daniel J	Tallman, Danielle M
Address	61 Nadine Dr	223 Santin Dr	7 Lucy Ln	35 Harris Ct	46 Betty Lou Ln	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	57 x 102	55 x 100	50 x 112	59 x 103	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1962 / 0	1959 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.7
Bedrooms	3	4	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	910	884	1008	768	977	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 377	0 0	0 0	0 403
SFLA	1365	1326	1512	1344	1495	1234
Att/Det Gar Sqft	308	273	400	440	462	308
Prior Land	$12,500					
Prior Total	$111,800					
Comp Land Estimate	$15,000	$15,500	$15,100	$15,200	$15,900	$15,800
Sale Date		12/23/2019	1/3/2020	7/30/2019	1/17/2020	7/3/2019
Sale Price		$155,000	$180,000	$151,000	$140,000	$150,000
Time Adj Sale Price		$157,100	$181,800	$155,600	$141,400	$154,500
TADJSP/SQFT		$118.48	$120.24	$115.77	$94.58	$125.20
Total Adj Factors	$66,000	$66,000	$87,700	$67,900	$76,900	$66,100
Adjusted Sale Price		$157,100	$160,100	$153,700	$130,500	$154,400
Comparable Estimate	$151,000 ($110.62/SFLA)					

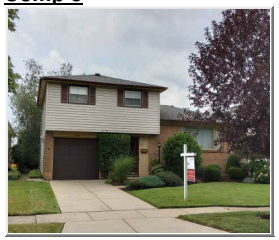
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-16	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	92.17-12-4
Owner	Lis, Jerome P	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Johnson, Corey W
Address	64 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	75 x 81
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1136	1100	1204	1108	1100	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 0
SFLA	1136	1100	1204	1108	1100	1316
Att/Det Gar Sqft	462	308	440	352	400	294
Prior Land	$12,500					
Prior Total	$112,500					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,700
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	6/15/2020
Sale Price		$147,016	$140,000	$162,500	$155,000	$140,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$140,200
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$106.53
Total Adj Factors	$69,800	$66,400	$74,900	$66,300	$67,000	$73,900
Adjusted Sale Price		$150,400	$134,900	$168,200	$160,900	$136,100
Comparable Estimate	$150,000 ($132.04/SFLA)					

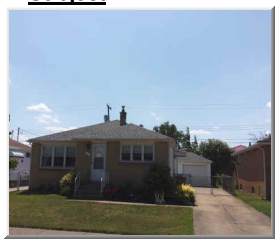
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-33	102.08-5-29	103.05-14-39	103.05-1-41	92.17-12-4	102.08-5-28
Owner	Kornacki, Arthur W	Corp, Jessica L	Deth, Jessica M	Vacanti, Scott	Johnson, Corey W	Mohr, Miranda R
Address	65 Nadine Dr	49 Nadine Dr	114 Joseph St	124 Nadine Dr	125 Santin Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	55 x 100	75 x 81	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1960 / 0	1959 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1240	1204	1280	1316	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 405	0 175	0 0	0 0
SFLA	1240	1240	1204	1280	1316	1100
Att/Det Gar Sqft	375	210	440	440	294	308
Prior Land	$12,500					
Prior Total	$114,000					
Comp Land Estimate	$15,000	$15,100	$15,200	$15,100	$15,700	$15,100
Sale Date		9/20/2019	7/21/2020	5/1/2020	6/15/2020	9/23/2020
Sale Price		$160,000	$140,000	$155,000	$140,000	$147,016
Time Adj Sale Price		$163,800	$140,000	$155,500	$140,200	$147,000
TADJSP/SQFT		$132.10	$116.28	$121.48	$106.53	$133.64
Total Adj Factors	$74,200	$74,100	$74,900	$75,900	$73,900	$66,400
Adjusted Sale Price		$163,900	$139,300	$153,800	$140,500	$154,800
Comparable Estimate	$150,000 ($120.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-51	92.17-12-4	103.05-1-41	103.05-14-39	103.05-10-12	102.08-6-29
Owner	The Slowinski Family Tr	Johnson, Corey W	Vacanti, Scott	Deth, Jessica M	Nyberg, Daniel A	Khanal, Dharma
Address	84 Nadine Dr	125 Santin Dr	124 Nadine Dr	114 Joseph St	43 Angela Ln	4 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	75 x 81	55 x 100	56 x 100	60 x 101	75 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1959 / 0	1960 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1316	1280	1204	1288	1287
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 688	0 0	0 175	0 405	0 0	0 600
SFLA	1288	1316	1280	1204	1288	1287
Att/Det Gar Sqft	440	294	440	440	440	550
Prior Land	$13,000					
Prior Total	$124,500					
Comp Land Estimate	$16,000	$15,700	$15,100	$15,200	$15,900	$17,300
Sale Date		6/15/2020	5/1/2020	7/21/2020	2/14/2020	12/20/2019
Sale Price		$140,000	$155,000	$140,000	$167,500	$164,000
Time Adj Sale Price		$140,200	$155,500	$140,000	$168,900	$166,200
TADJSP/SQFT		$106.53	$121.48	$116.28	$131.13	$129.14
Total Adj Factors	$80,200	$73,900	$75,900	$74,900	$79,400	$82,100
Adjusted Sale Price		$146,500	$159,800	$145,300	$169,700	$164,300
Comparable Estimate	$157,000 ($121.89/SFLA)					

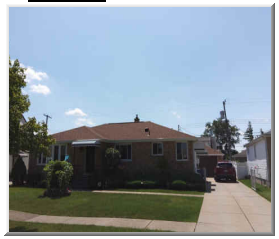
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-2	103.05-14-39	103.05-1-41	92.17-12-4	102.08-5-29	102.08-5-28
Owner	Kanick, Paul M	Deth, Jessica M	Vacanti, Scott	Johnson, Corey W	Corp, Jessica L	Mohr, Miranda R
Address	85 Nadine Dr	114 Joseph St	124 Nadine Dr	125 Santin Dr	49 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	56 x 100	55 x 100	75 x 81	55 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1204	1280	1316	1240	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 175	0 0	0 420	0 0
SFLA	1232	1204	1280	1316	1240	1100
Att/Det Gar Sqft	484	440	440	294	210	308
Prior Land	$13,000					
Prior Total	$125,000					
Comp Land Estimate	$16,000	$15,200	$15,100	$15,700	$15,100	$15,100
Sale Date		7/21/2020	5/1/2020	6/15/2020	9/20/2019	9/23/2020
Sale Price		$140,000	$155,000	$140,000	$160,000	$147,016
Time Adj Sale Price		$140,000	$155,500	$140,200	$163,800	$147,000
TADJSP/SQFT		$116.28	$121.48	$106.53	$132.10	$133.64
Total Adj Factors	$75,800	$74,900	$75,900	$73,900	$74,100	$66,400
Adjusted Sale Price		$140,900	$155,400	$142,100	$165,500	$156,400
Comparable Estimate	$152,000 ($123.38/SFLA)					

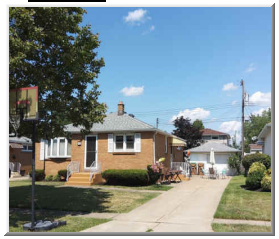
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-50	103.05-13-9	103.09-11-27	103.09-10-23	103.09-12-20	103.09-7-10
Owner	Tomaszewski, Erin Mari	Martinez, Rebecka	Lis, Jesse J	Krech, Kevin D	Deceilio, Derek J	Mager, Sila
Address	88 Nadine Dr	29 Lucy Ln	19 Nassau Ln	31 Bahama Ln	324 Nagel Dr	14 Panama Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 115	52 x 120	57 x 128	57 x 151	52 x 128
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1963 / 0	1961 / 0	1966 / 0	1962 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 384	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	4 Full 1	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	1194	1104	1254	1104	1164	1210
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	384 0	306 224	216 0	408 0	300 0	270 0
SFLA	1578	1410	1470	1512	1464	1480
Att/Det Gar Sqft		440	748	280	384	
Prior Land	$12,500					
Prior Total	$128,899					
Comp Land Estimate	$15,000	$15,400	$16,000	$17,400	$18,800	$16,600
Sale Date		6/11/2020	10/9/2020	3/3/2020	3/6/2020	10/22/2019
Sale Price		$179,900	$220,000	$160,000	$166,000	$164,900
Time Adj Sale Price		$180,200	$220,000	$161,100	$167,100	$168,200
TADJSP/SQFT		$127.80	$149.66	$106.55	$114.14	$113.65
Total Adj Factors	$86,600	$72,000	$90,000	$76,200	$78,900	$74,800
Adjusted Sale Price		$194,800	$216,600	$171,500	$174,800	$180,000
Comparable Estimate	$188,000 ($119.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-3	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	92.17-12-4
Owner	Zanghi, Debra A	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Johnson, Corey W
Address	89 Nadine Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 100	56 x 100	50 x 100	50 x 100	75 x 81
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	1962 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1100	1204	1108	1100	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 392	0 0	0 405	0 0	0 250	0 0
SFLA	1104	1100	1204	1108	1100	1316
Att/Det Gar Sqft	280	308	440	352	400	294
Prior Land	$11,300					
Prior Total	$115,000					
Comp Land Estimate	$14,000	$15,100	$15,200	$14,300	$14,300	$15,700
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	6/15/2020
Sale Price		$147,016	$140,000	$162,500	$155,000	$140,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$140,200
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$106.53
Total Adj Factors	$73,400	$66,400	$74,900	$66,300	$67,000	$73,900
Adjusted Sale Price		$154,000	$138,500	$171,800	$164,500	$139,700
Comparable Estimate	$154,000 ($139.49/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	103.05-1-49	102.08-5-28	103.05-14-39	103.05-1-38	103.05-14-46	103.05-1-41
Owner	Scarpone, Alfredo S	Mohr, Miranda R	Deth, Jessica M	Gearhart, Scott J	Nordin, Courtney	Vacanti, Scott
Address	92 Nadine Dr	45 Nadine Dr	114 Joseph St	136 Nadine Dr	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1960 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 250	0 0	0 175
SFLA	1100	1100	1204	1100	1108	1280
Att/Det Gar Sqft	320	308	440	400	352	440
Prior Land	$12,500					
Prior Total	$106,800					
Comp Land Estimate	$15,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	10/25/2019	12/5/2019	5/1/2020
Sale Price		$147,016	$140,000	$155,000	$162,500	$155,000
Time Adj Sale Price		$147,000	$140,000	$158,100	$164,700	$155,500
TADJSP/SQFT		$133.64	$116.28	$143.73	$148.65	$121.48
Total Adj Factors	$67,600	$66,400	$74,900	$67,000	$66,300	$75,900
Adjusted Sale Price		$148,200	$132,700	$158,700	$166,000	$147,200
Comparable Estimate	$151,000 ($137.27/SFLA)					

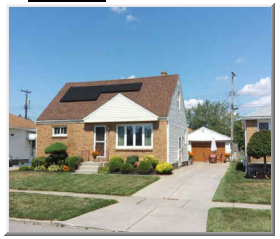
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-4	103.05-1-41	92.17-12-4	103.05-14-39	103.05-10-12	102.08-6-29
Owner	Chodkowski John	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Nyberg, Daniel A	Khanal, Dharma
Address	93 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	43 Angela Ln	4 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 101	75 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1962 / 0	1960 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1204	1288	1287
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 980	0 175	0 0	0 405	0 0	0 600
SFLA	1288	1280	1316	1204	1288	1287
Att/Det Gar Sqft	400	440	294	440	440	550
Prior Land	$13,000					
Prior Total	$122,800					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$15,900	$17,300
Sale Date		5/1/2020	6/15/2020	7/21/2020	2/14/2020	12/20/2019
Sale Price		$155,000	$140,000	$140,000	$167,500	$164,000
Time Adj Sale Price		$155,500	$140,200	$140,000	$168,900	$166,200
TADJSP/SQFT		$121.48	$106.53	$116.28	$131.13	$129.14
Total Adj Factors	$78,700	$75,900	$73,900	$74,900	$79,400	$82,100
Adjusted Sale Price		$158,300	$145,000	$143,800	$168,200	$162,800
Comparable Estimate	$156,000 ($121.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-48	102.08-5-28	103.05-1-38	103.05-14-39	103.05-14-46	103.05-1-41
Owner	Sell, Jeffrey N	Mohr, Miranda R	Gearhart, Scott J	Deth, Jessica M	Nordin, Courtney	Vacanti, Scott
Address	96 Nadine Dr	45 Nadine Dr	136 Nadine Dr	114 Joseph St	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	50 x 100	56 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1960 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1100	1204	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 0	0 250	0 405	0 0	0 175
SFLA	1100	1100	1100	1204	1108	1280
Att/Det Gar Sqft	320	308	400	440	352	440
Prior Land	$12,500					
Prior Total	$106,800					
Comp Land Estimate	$15,000	$15,100	$14,300	$15,200	$14,300	$15,100
Sale Date		9/23/2020	10/25/2019	7/21/2020	12/5/2019	5/1/2020
Sale Price		$147,016	$155,000	$140,000	$162,500	$155,000
Time Adj Sale Price		$147,000	$158,100	$140,000	$164,700	$155,500
TADJSP/SQFT		$133.64	$143.73	$116.28	$148.65	$121.48
Total Adj Factors	$68,800	$66,400	$67,000	$74,900	$66,300	$75,900
Adjusted Sale Price		$149,400	$159,900	$133,900	$167,200	$148,400
Comparable Estimate	$152,000 ($138.18/SFLA)					

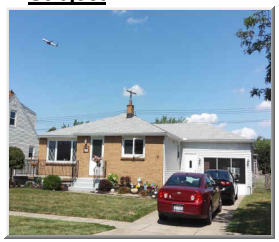
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-5	92.17-10-1	102.08-5-17	92.17-11-7	103.05-13-3	103.05-11-32
Owner	Miller, Keith F	Tallman, Danielle M	Foster, Shane T	Lukasiewicz, Joseph	Nelligan, Courtney L	Zimmer, Daniel J
Address	97 Nadine Dr	114 Harris Ct	223 Santin Dr	35 Harris Ct	7 Lucy Ln	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	60 x 100	57 x 102	50 x 112	55 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	823	884	768	1008	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 663	0 403	0 0	0 0	0 377	0 0
SFLA	1105	1234	1326	1344	1512	1495
Att/Det Gar Sqft	484	308	273	440	400	462
Prior Land	$11,300					
Prior Total	$97,600					
Comp Land Estimate	$14,000	$15,800	$15,500	$15,200	$15,100	$15,900
Sale Date		7/3/2019	12/23/2019	7/30/2019	1/3/2020	1/17/2020
Sale Price		$150,000	$155,000	$151,000	$180,000	$140,000
Time Adj Sale Price		$154,500	$157,100	$155,600	$181,800	$141,400
TADJSP/SQFT		$125.20	$118.48	$115.77	$120.24	$94.58
Total Adj Factors	$61,200	$66,100	$66,000	$67,900	$87,700	$76,900
Adjusted Sale Price		$149,600	$152,300	$148,900	$155,300	$125,700
Comparable Estimate	$146,000 ($132.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-47	103.05-1-41	92.17-12-4	103.05-14-39	103.05-10-12	102.08-5-29
Owner	Preston, Gary B	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Nyberg, Daniel A	Corp, Jessica L
Address	100 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	43 Angela Ln	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 101	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1960 / 0	1962 / 0	1958 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 645	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1267	1280	1316	1204	1288	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	645 500	0 175	0 0	0 405	0 0	0 420
SFLA	1267	1280	1316	1204	1288	1240
Att/Det Gar Sqft	440	440	294	440	440	210
Prior Land	$13,000					
Prior Total	$127,700					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$15,900	$15,100
Sale Date		5/1/2020	6/15/2020	7/21/2020	2/14/2020	9/20/2019
Sale Price		$155,000	$140,000	$140,000	$167,500	$160,000
Time Adj Sale Price		$155,500	$140,200	$140,000	$168,900	$163,800
TADJSP/SQFT		$121.48	$106.53	$116.28	$131.13	$132.10
Total Adj Factors	$86,500	$75,900	$73,900	$74,900	$79,400	$74,100
Adjusted Sale Price		$166,100	$152,800	$151,600	$176,000	$176,200
Comparable Estimate	$165,000 ($130.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-6	103.05-14-39	103.05-1-41	92.17-12-4	102.08-5-29	102.08-5-28
Owner	Cummings, Robert E	Deth, Jessica M	Vacanti, Scott	Johnson, Corey W	Corp, Jessica L	Mohr, Miranda R
Address	101 Nadine Dr	114 Joseph St	124 Nadine Dr	125 Santin Dr	49 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	56 x 100	55 x 100	75 x 81	55 x 100	55 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	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1959 / 0	1962 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1204	1280	1316	1240	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 796	0 405	0 175	0 0	0 420	0 0
SFLA	1232	1204	1280	1316	1240	1100
Att/Det Gar Sqft	308	440	440	294	210	308
Prior Land	$12,500					
Prior Total	$113,700					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,700	$15,100	$15,100
Sale Date		7/21/2020	5/1/2020	6/15/2020	9/20/2019	9/23/2020
Sale Price		$140,000	$155,000	$140,000	$160,000	$147,016
Time Adj Sale Price		$140,000	$155,500	$140,200	$163,800	$147,000
TADJSP/SQFT		$116.28	$121.48	$106.53	$132.10	$133.64
Total Adj Factors	$75,800	$74,900	$75,900	$73,900	$74,100	$66,400
Adjusted Sale Price		$140,900	$155,400	$142,100	$165,500	$156,400
Comparable Estimate	$152,000 ($123.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-46	103.05-13-3	103.05-11-32	103.05-14-31	103.05-13-6	102.08-5-17
Owner	Addison, James G	Nelligan, Courtney L	Zimmer, Daniel J	Sengupta, Mrityunjoy	Sweet, Helen	Foster, Shane T
Address	104 Nadine Dr	7 Lucy Ln	46 Betty Lou Ln	146 Joseph St	19 Lucy Ln	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 100	59 x 103	60 x 100	55 x 100	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1959 / 0	1962 / 0	1958 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 1	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	1268	1008	977	1048	1008	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 425	0 120	0 0
SFLA	1931	1512	1495	1692	1512	1326
Att/Det Gar Sqft	396	400	462	468	440	273
Prior Land	$11,300					
Prior Total	$135,207					
Comp Land Estimate	$14,000	$15,100	$15,900	$15,800	$15,100	$15,500
Sale Date		1/3/2020	1/17/2020	5/21/2018	11/2/2018	12/23/2019
Sale Price		$180,000	$140,000	$152,000	$162,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$167,100	$172,200	$157,100
TADJSP/SQFT		$120.24	$94.58	$98.76	$113.89	$118.48
Total Adj Factors	$88,100	$87,700	$76,900	$98,800	$72,200	$66,000
Adjusted Sale Price		$182,200	$152,600	$156,400	$188,100	$179,200
Comparable Estimate	$172,000 ($89.07/SFLA)					

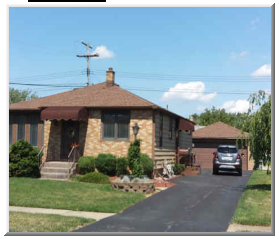
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-7	103.05-13-3	102.08-5-17	92.17-11-7	103.05-11-32	92.17-10-1
Owner	Blankenburg, James E	Nelligan, Courtney L	Foster, Shane T	Lukasiewicz, Joseph	Zimmer, Daniel J	Tallman, Danielle M
Address	105 Nadine Dr	7 Lucy Ln	223 Santin Dr	35 Harris Ct	46 Betty Lou Ln	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	57 x 102	50 x 112	59 x 103	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1958 / 0	1958 / 0	1962 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.7	1.7
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	918	1008	884	768	977	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 0	0 0	0 403
SFLA	1377	1512	1326	1344	1495	1234
Att/Det Gar Sqft	440	400	273	440	462	308
Prior Land	$12,500					
Prior Total	$106,600					
Comp Land Estimate	$15,000	$15,100	$15,500	$15,200	$15,900	$15,800
Sale Date		1/3/2020	12/23/2019	7/30/2019	1/17/2020	7/3/2019
Sale Price		$180,000	$155,000	$151,000	$140,000	$150,000
Time Adj Sale Price		$181,800	$157,100	$155,600	$141,400	$154,500
TADJSP/SQFT		$120.24	$118.48	$115.77	$94.58	$125.20
Total Adj Factors	$69,500	$87,700	$66,000	$67,900	$76,900	$66,100
Adjusted Sale Price		$163,600	$160,600	$157,200	$134,000	$157,900
Comparable Estimate	$155,000 ($112.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-45	102.08-5-28	103.05-1-38	103.05-14-39	103.05-14-46	103.05-1-41
Owner	Brignon Family Trust	Mohr, Miranda R	Gearhart, Scott J	Deth, Jessica M	Nordin, Courtney	Vacanti, Scott
Address	108 Nadine Dr	45 Nadine Dr	136 Nadine Dr	114 Joseph St	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	50 x 100	56 x 100	50 x 100	55 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	1960 / 0	1959 / 0	1960 / 0	1960 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1100	1204	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 405	0 0	0 175
SFLA	1100	1100	1100	1204	1108	1280
Att/Det Gar Sqft	352	308	400	440	352	440
Prior Land	$12,500					
Prior Total	$107,700					
Comp Land Estimate	$15,000	$15,100	$14,300	$15,200	$14,300	$15,100
Sale Date		9/23/2020	10/25/2019	7/21/2020	12/5/2019	5/1/2020
Sale Price		$147,016	$155,000	$140,000	$162,500	$155,000
Time Adj Sale Price		$147,000	$158,100	$140,000	$164,700	$155,500
TADJSP/SQFT		$133.64	$143.73	$116.28	$148.65	$121.48
Total Adj Factors	$66,200	$66,400	$67,000	$74,900	$66,300	$75,900
Adjusted Sale Price		$146,800	$157,300	$131,300	$164,600	$145,800
Comparable Estimate	$149,000 ($135.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-8	103.05-1-41	92.17-12-4	103.05-14-39	103.05-10-12	103.05-3-10
Owner	Zawodzinski, Kathryn M	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Nyberg, Daniel A	Schanne, Jonathan M
Address	109 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	43 Angela Ln	27 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 101	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1960 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 308	0 175	0 0	0 405	0 0	0 600
SFLA	1288	1280	1316	1204	1288	1288
Att/Det Gar Sqft	440	440	294	440	440	720
Prior Land	$13,000					
Prior Total	$121,900					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$15,900	$16,700
Sale Date		5/1/2020	6/15/2020	7/21/2020	2/14/2020	12/30/2019
Sale Price		$155,000	$140,000	$140,000	$167,500	$187,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$168,900	$190,000
TADJSP/SQFT		$121.48	$106.53	$116.28	$131.13	$147.52
Total Adj Factors	$76,000	$75,900	$73,900	$74,900	$79,400	$80,600
Adjusted Sale Price		$155,600	$142,300	$141,100	$165,500	$185,400
Comparable Estimate	$158,000 ($122.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-44	103.05-1-41	92.17-12-4	103.05-14-39	103.05-3-10	103.05-10-12
Owner	Mrugalski, Michael J	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Schanne, Jonathan M	Nyberg, Daniel A
Address	112 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 110	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 0	0 405	0 600	0 0
SFLA	1288	1280	1316	1204	1288	1288
Att/Det Gar Sqft	420	440	294	440	720	440
Prior Land	$13,000					
Prior Total	$122,000					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$16,700	$15,900
Sale Date		5/1/2020	6/15/2020	7/21/2020	12/30/2019	2/14/2020
Sale Price		$155,000	$140,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$190,000	$168,900
TADJSP/SQFT		$121.48	$106.53	$116.28	$147.52	$131.13
Total Adj Factors	$75,800	$75,900	$73,900	$74,900	$80,600	$79,400
Adjusted Sale Price		$155,400	$142,100	$140,900	$185,200	$165,300
Comparable Estimate	$158,000 ($122.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-9	102.08-5-28	103.05-14-39	103.05-1-38	103.05-14-46	103.05-1-41
Owner	Genco, Jo Ann	Mohr, Miranda R	Deth, Jessica M	Gearhart, Scott J	Nordin, Courtney	Vacanti, Scott
Address	113 Nadine Dr	45 Nadine Dr	114 Joseph St	136 Nadine Dr	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	1960 / 0	1959 / 0	1960 / 0	1960 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 0	0 405	0 250	0 0	0 175
SFLA	1100	1100	1204	1100	1108	1280
Att/Det Gar Sqft	352	308	440	400	352	440
Prior Land	$11,300					
Prior Total	$107,300					
Comp Land Estimate	$14,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	10/25/2019	12/5/2019	5/1/2020
Sale Price		$147,016	$140,000	$155,000	$162,500	$155,000
Time Adj Sale Price		$147,000	$140,000	$158,100	$164,700	$155,500
TADJSP/SQFT		$133.64	$116.28	$143.73	$148.65	$121.48
Total Adj Factors	$66,200	$66,400	$74,900	$67,000	$66,300	$75,900
Adjusted Sale Price		$146,800	$131,300	$157,300	$164,600	$145,800
Comparable Estimate	$149,000 ($135.45/SFLA)					

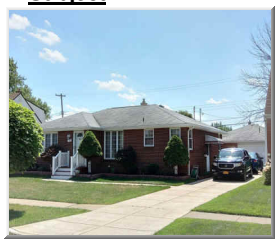
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-43	102.08-5-28	103.05-1-38	103.05-14-39	103.05-1-41	103.05-14-46
Owner	Kantorski, Geraldine M	Mohr, Miranda R	Gearhart, Scott J	Deth, Jessica M	Vacanti, Scott	Nordin, Courtney
Address	116 Nadine Dr	45 Nadine Dr	136 Nadine Dr	114 Joseph St	124 Nadine Dr	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	50 x 100	56 x 100	55 x 100	50 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	1959 / 0	1959 / 0	1960 / 0	1960 / 0	1959 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1100	1204	1280	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 288	0 0	0 250	0 405	0 175	0 0
SFLA	1100	1100	1100	1204	1280	1108
Att/Det Gar Sqft	400	308	400	440	440	352
Prior Land	$12,500					
Prior Total	$109,300					
Comp Land Estimate	$15,000	$15,100	$14,300	$15,200	$15,100	$14,300
Sale Date		9/23/2020	10/25/2019	7/21/2020	5/1/2020	12/5/2019
Sale Price		$147,016	$155,000	$140,000	$155,000	$162,500
Time Adj Sale Price		$147,000	$158,100	$140,000	$155,500	$164,700
TADJSP/SQFT		$133.64	$143.73	$116.28	$121.48	$148.65
Total Adj Factors	$66,700	$66,400	$67,000	$74,900	$75,900	$66,300
Adjusted Sale Price		$147,300	$157,800	$131,800	$146,300	$165,100
Comparable Estimate	$150,000 ($136.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-10	103.05-1-41	92.17-12-4	103.05-14-39	103.05-10-12	103.05-3-10
Owner	Fiorello, Louis J	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Nyberg, Daniel A	Schanne, Jonathan M
Address	117 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	43 Angela Ln	27 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 101	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1960 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 0	0 405	0 0	0 600
SFLA	1288	1280	1316	1204	1288	1288
Att/Det Gar Sqft	440	440	294	440	440	720
Prior Land	$13,000					
Prior Total	$115,900					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$15,900	$16,700
Sale Date		5/1/2020	6/15/2020	7/21/2020	2/14/2020	12/30/2019
Sale Price		$155,000	$140,000	$140,000	$167,500	$187,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$168,900	$190,000
TADJSP/SQFT		$121.48	$106.53	$116.28	$131.13	$147.52
Total Adj Factors	$77,000	$75,900	$73,900	$74,900	$79,400	$80,600
Adjusted Sale Price		$156,600	$143,300	$142,100	$166,500	$186,400
Comparable Estimate	$159,000 ($123.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-42	103.05-13-3	103.05-14-31	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Bastola, Mananda	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	120 Nadine Dr	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 100	60 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	4	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1052	1008	1048	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 377	0 425	0 0	0 120	0 0
SFLA	1715	1512	1692	1495	1512	1344
Att/Det Gar Sqft	440	400	468	462	440	440
Prior Land	$11,300					
Prior Total	$120,700					
Comp Land Estimate	$14,000	$15,100	$15,800	$15,900	$15,100	$15,200
Sale Date		1/3/2020	5/21/2018	1/17/2020	11/2/2018	7/30/2019
Sale Price		$180,000	$152,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$172,200	$155,600
TADJSP/SQFT		$120.24	$98.76	$94.58	$113.89	$115.77
Total Adj Factors	$82,900	$87,700	$98,800	$76,900	$72,200	$67,900
Adjusted Sale Price		$177,000	$151,200	$147,400	$182,900	$170,600
Comparable Estimate	$166,000 ($96.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-11	102.08-5-17	92.17-11-7	103.05-13-3	92.17-10-1	103.05-11-32
Owner	Lease, David A	Foster, Shane T	Lukasiewicz, Joseph	Nelligan, Courtney L	Tallman, Danielle M	Zimmer, Daniel J
Address	121 Nadine Dr	223 Santin Dr	35 Harris Ct	7 Lucy Ln	114 Harris Ct	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	57 x 102	50 x 112	55 x 100	60 x 100	59 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1958 / 0	1959 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.7	1.7
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	884	884	768	1008	823	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 403	0 0
SFLA	1326	1326	1344	1512	1234	1495
Att/Det Gar Sqft	528	273	440	400	308	462
Prior Land	$11,300					
Prior Total	$99,900					
Comp Land Estimate	$14,000	$15,500	$15,200	$15,100	$15,800	$15,900
Sale Date		12/23/2019	7/30/2019	1/3/2020	7/3/2019	1/17/2020
Sale Price		$155,000	$151,000	$180,000	$150,000	$140,000
Time Adj Sale Price		$157,100	$155,600	$181,800	$154,500	$141,400
TADJSP/SQFT		$118.48	$115.77	$120.24	$125.20	$94.58
Total Adj Factors	$68,200	$66,000	$67,900	$87,700	$66,100	$76,900
Adjusted Sale Price		$159,300	$155,900	$162,300	$156,600	$132,700
Comparable Estimate	$153,000 ($115.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-41	103.05-1-41	92.17-12-4	103.05-14-39	103.05-3-10	103.05-10-12
Owner	Vacanti, Scott	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Schanne, Jonathan M	Nyberg, Daniel A
Address	124 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	75 x 81	56 x 100	60 x 110	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 175	0 175	0 0	0 405	0 600	0 0
SFLA	1280	1280	1316	1204	1288	1288
Att/Det Gar Sqft	440	440	294	440	720	440
Prior Land	$12,500					
Prior Total	$121,600					
Comp Land Estimate	$15,000	$15,100	$15,700	$15,200	$16,700	$15,900
Sale Date		5/1/2020	6/15/2020	7/21/2020	12/30/2019	2/14/2020
Sale Price		$155,000	$140,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$190,000	$168,900
TADJSP/SQFT		$121.48	$106.53	$116.28	$147.52	$131.13
Total Adj Factors	$75,900	$75,900	$73,900	$74,900	$80,600	$79,400
Adjusted Sale Price		$155,500	$142,200	$141,000	$185,300	$165,400
Comparable Estimate	$158,000 ($123.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-12	103.05-1-41	92.17-12-4	103.05-14-39	103.05-3-10	103.05-10-12
Owner	Mukhia, Navin	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Schanne, Jonathan M	Nyberg, Daniel A
Address	125 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 110	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 0	0 405	0 600	0 0
SFLA	1288	1280	1316	1204	1288	1288
Att/Det Gar Sqft	352	440	294	440	720	440
Prior Land	$13,000					
Prior Total	$124,500					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$16,700	$15,900
Sale Date		5/1/2020	6/15/2020	7/21/2020	12/30/2019	2/14/2020
Sale Price		$155,000	$140,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$190,000	$168,900
TADJSP/SQFT		$121.48	$106.53	$116.28	$147.52	$131.13
Total Adj Factors	$78,300	$75,900	$73,900	$74,900	$80,600	$79,400
Adjusted Sale Price		$157,900	$144,600	$143,400	$187,700	$167,800
Comparable Estimate	$160,000 ($124.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-40	103.05-14-39	103.05-1-41	92.17-12-4	103.05-1-38	103.05-3-10
Owner	Skowronski, Gary E	Deth, Jessica M	Vacanti, Scott	Johnson, Corey W	Gearhart, Scott J	Schanne, Jonathan M
Address	128 Nadine Dr	114 Joseph St	124 Nadine Dr	125 Santin Dr	136 Nadine Dr	27 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	56 x 100	55 x 100	75 x 81	50 x 100	60 x 110
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	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1204	1280	1316	1100	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 175	0 0	0 250	0 600
SFLA	1215	1204	1280	1316	1100	1288
Att/Det Gar Sqft	440	440	440	294	400	720
Prior Land	$12,500					
Prior Total	$115,300					
Comp Land Estimate	$15,000	$15,200	$15,100	$15,700	$14,300	$16,700
Sale Date		7/21/2020	5/1/2020	6/15/2020	10/25/2019	12/30/2019
Sale Price		$140,000	$155,000	$140,000	$155,000	$187,500
Time Adj Sale Price		$140,000	$155,500	$140,200	$158,100	$190,000
TADJSP/SQFT		$116.28	$121.48	$106.53	$143.73	$147.52
Total Adj Factors	$71,600	$74,900	$75,900	$73,900	$67,000	$80,600
Adjusted Sale Price		$136,700	$151,200	$137,900	$162,700	$181,000
Comparable Estimate	$154,000 ($126.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-13	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7	102.08-5-17
Owner	Russo, Peter J	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph	Foster, Shane T
Address	129 Nadine Dr	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 100	59 x 103	55 x 100	50 x 112	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.7	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	1008	977	1008	768	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 0	0 120	0 0	0 0
SFLA	1547	1512	1495	1512	1344	1326
Att/Det Gar Sqft	440	400	462	440	440	273
Prior Land	$11,300					
Prior Total	$110,800					
Comp Land Estimate	$14,000	$15,100	$15,900	$15,100	$15,200	$15,500
Sale Date		1/3/2020	1/17/2020	11/2/2018	7/30/2019	12/23/2019
Sale Price		$180,000	$140,000	$162,000	$151,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$155,600	$157,100
TADJSP/SQFT		$120.24	$94.58	$113.89	$115.77	$118.48
Total Adj Factors	$74,600	$87,700	$76,900	$72,200	$67,900	$66,000
Adjusted Sale Price		$168,700	$139,100	$174,600	$162,300	$165,700
Comparable Estimate	$162,000 ($104.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-39	103.05-1-41	92.17-12-4	103.05-14-39	103.05-3-10	103.05-10-12
Owner	Logan, Patricia	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Schanne, Jonathan M	Nyberg, Daniel A
Address	132 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 110	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 0	0 405	0 600	0 0
SFLA	1316	1280	1316	1204	1288	1288
Att/Det Gar Sqft	320	440	294	440	720	440
Prior Land	$13,000					
Prior Total	$121,800					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$16,700	$15,900
Sale Date		5/1/2020	6/15/2020	7/21/2020	12/30/2019	2/14/2020
Sale Price		$155,000	$140,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$190,000	$168,900
TADJSP/SQFT		$121.48	$106.53	$116.28	$147.52	$131.13
Total Adj Factors	$75,400	$75,900	$73,900	$74,900	$80,600	$79,400
Adjusted Sale Price		$155,000	$141,700	$140,500	$184,800	$164,900
Comparable Estimate	$157,000 ($119.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-14	92.17-11-7	102.08-5-17	103.05-13-3	103.05-11-32	92.17-10-1
Owner	Lewis, Joan	Lukasiewicz, Joseph	Foster, Shane T	Nelligan, Courtney L	Zimmer, Daniel J	Tallman, Danielle M
Address	133 Nadine Dr	35 Harris Ct	223 Santin Dr	7 Lucy Ln	46 Betty Lou Ln	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 112	57 x 102	55 x 100	59 x 103	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.7	1.7
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	768	768	884	1008	977	823
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 377	0 0	0 403
SFLA	1344	1344	1326	1512	1495	1234
Att/Det Gar Sqft	308	440	273	400	462	308
Prior Land	$12,500					
Prior Total	$98,300					
Comp Land Estimate	$15,000	$15,200	$15,500	$15,100	$15,900	$15,800
Sale Date		7/30/2019	12/23/2019	1/3/2020	1/17/2020	7/3/2019
Sale Price		$151,000	$155,000	$180,000	$140,000	$150,000
Time Adj Sale Price		$155,600	$157,100	$181,800	$141,400	$154,500
TADJSP/SQFT		$115.77	$118.48	$120.24	$94.58	$125.20
Total Adj Factors	$66,900	$67,900	$66,000	$87,700	$76,900	$66,100
Adjusted Sale Price		$154,600	$158,000	$161,000	$131,400	$155,300
Comparable Estimate	$152,000 ($113.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-38	103.05-1-38	103.05-14-39	102.08-5-28	103.05-1-41	103.05-14-46
Owner	Gearhart, Scott J	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Vacanti, Scott	Nordin, Courtney
Address	136 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	124 Nadine Dr	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	56 x 100	55 x 100	55 x 100	50 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	1960 / 0	1960 / 0	1960 / 0	1959 / 0	1959 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1280	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 250	0 405	0 0	0 175	0 0
SFLA	1100	1100	1204	1100	1280	1108
Att/Det Gar Sqft	400	400	440	308	440	352
Prior Land	$11,300					
Prior Total	$104,200					
Comp Land Estimate	$14,000	$14,300	$15,200	$15,100	$15,100	$14,300
Sale Date		10/25/2019	7/21/2020	9/23/2020	5/1/2020	12/5/2019
Sale Price		$155,000	$140,000	$147,016	$155,000	$162,500
Time Adj Sale Price		$158,100	$140,000	$147,000	$155,500	$164,700
TADJSP/SQFT		$143.73	$116.28	$133.64	$121.48	$148.65
Total Adj Factors	$67,000	$67,000	$74,900	$66,400	$75,900	$66,300
Adjusted Sale Price		$158,100	$132,100	$147,600	$146,600	$165,400
Comparable Estimate	$150,000 ($136.36/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	103.05-2-15	103.05-13-3	103.05-14-31	103.05-11-32	103.05-13-6	92.17-11-7
Owner	Redlein, Roy M	Nelligan, Courtney L	Sengupta, Mrityunjoy	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph
Address	137 Nadine Dr	7 Lucy Ln	146 Joseph St	46 Betty Lou Ln	19 Lucy Ln	35 Harris 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	60 x 100	59 x 103	55 x 100	50 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1192	1008	1048	977	1008	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 377	0 425	0 0	0 120	0 0
SFLA	1855	1512	1692	1495	1512	1344
Att/Det Gar Sqft	440	400	468	462	440	440
Prior Land	$12,500					
Prior Total	$132,400					
Comp Land Estimate	$15,000	$15,100	$15,800	$15,900	$15,100	$15,200
Sale Date		1/3/2020	5/21/2018	1/17/2020	11/2/2018	7/30/2019
Sale Price		$180,000	$152,000	$140,000	$162,000	$151,000
Time Adj Sale Price		$181,800	$167,100	$141,400	$172,200	$155,600
TADJSP/SQFT		$120.24	$98.76	$94.58	$113.89	$115.77
Total Adj Factors	$88,600	$87,700	$98,800	$76,900	$72,200	$67,900
Adjusted Sale Price		$182,700	$156,900	$153,100	$188,600	$176,300
Comparable Estimate	$172,000 ($92.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-37	103.05-1-38	103.05-14-39	102.08-5-28	103.05-1-41	103.05-14-46
Owner	Kaelin, Teri	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Vacanti, Scott	Nordin, Courtney
Address	140 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	124 Nadine Dr	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 100	56 x 100	55 x 100	55 x 100	50 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	1959 / 0	1960 / 0	1960 / 0	1959 / 0	1959 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1280	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 405	0 0	0 175	0 0
SFLA	1100	1100	1204	1100	1280	1108
Att/Det Gar Sqft	352	400	440	308	440	352
Prior Land	$12,500					
Prior Total	$108,300					
Comp Land Estimate	$15,000	$14,300	$15,200	$15,100	$15,100	$14,300
Sale Date		10/25/2019	7/21/2020	9/23/2020	5/1/2020	12/5/2019
Sale Price		$155,000	$140,000	$147,016	$155,000	$162,500
Time Adj Sale Price		$158,100	$140,000	$147,000	$155,500	$164,700
TADJSP/SQFT		$143.73	$116.28	$133.64	$121.48	$148.65
Total Adj Factors	$67,700	$67,000	$74,900	$66,400	$75,900	$66,300
Adjusted Sale Price		$158,800	$132,800	$148,300	$147,300	$166,100
Comparable Estimate	$151,000 ($137.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-16	103.05-13-3	103.05-11-32	103.05-13-6	92.17-11-7	102.08-5-17
Owner	Burton, Lynne M	Nelligan, Courtney L	Zimmer, Daniel J	Sweet, Helen	Lukasiewicz, Joseph	Foster, Shane T
Address	141 Nadine Dr	7 Lucy Ln	46 Betty Lou Ln	19 Lucy Ln	35 Harris Ct	223 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	55 x 100	59 x 103	55 x 100	50 x 112	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1962 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	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	1.7	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	1008	977	1008	768	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 221	0 377	0 0	0 120	0 0	0 0
SFLA	1547	1512	1495	1512	1344	1326
Att/Det Gar Sqft	445	400	462	440	440	273
Prior Land	$12,500					
Prior Total	$112,500					
Comp Land Estimate	$15,000	$15,100	$15,900	$15,100	$15,200	$15,500
Sale Date		1/3/2020	1/17/2020	11/2/2018	7/30/2019	12/23/2019
Sale Price		$180,000	$140,000	$162,000	$151,000	$155,000
Time Adj Sale Price		$181,800	$141,400	$172,200	$155,600	$157,100
TADJSP/SQFT		$120.24	$94.58	$113.89	$115.77	$118.48
Total Adj Factors	$77,300	$87,700	$76,900	$72,200	$67,900	$66,000
Adjusted Sale Price		$171,400	$141,800	$177,300	$165,000	$168,400
Comparable Estimate	$165,000 ($106.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-36	103.05-1-41	92.17-12-4	103.05-14-39	103.05-3-10	103.05-10-12
Owner	Sunwar, Pushpa	Vacanti, Scott	Johnson, Corey W	Deth, Jessica M	Schanne, Jonathan M	Nyberg, Daniel A
Address	144 Nadine Dr	124 Nadine Dr	125 Santin Dr	114 Joseph St	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	56 x 100	60 x 110	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1204	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 688	0 175	0 0	0 405	0 600	0 0
SFLA	1288	1280	1316	1204	1288	1288
Att/Det Gar Sqft		440	294	440	720	440
Prior Land	$13,000					
Prior Total	$118,400					
Comp Land Estimate	$16,000	$15,100	$15,700	$15,200	$16,700	$15,900
Sale Date		5/1/2020	6/15/2020	7/21/2020	12/30/2019	2/14/2020
Sale Price		$155,000	$140,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$155,500	$140,200	$140,000	$190,000	$168,900
TADJSP/SQFT		$121.48	$106.53	$116.28	$147.52	$131.13
Total Adj Factors	$73,400	$75,900	$73,900	$74,900	$80,600	$79,400
Adjusted Sale Price		$153,000	$139,700	$138,500	$182,800	$162,900
Comparable Estimate	$155,000 ($120.34/SFLA)					

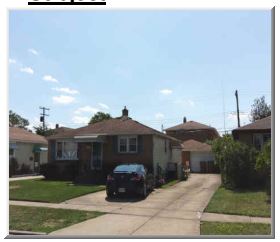
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-17	103.05-1-41	103.05-14-39	92.17-12-4	103.05-3-10	103.05-10-12
Owner	Satison, David A	Vacanti, Scott	Deth, Jessica M	Johnson, Corey W	Schanne, Jonathan M	Nyberg, Daniel A
Address	145 Nadine Dr	124 Nadine Dr	114 Joseph St	125 Santin Dr	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	56 x 100	75 x 81	60 x 110	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1962 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1204	1316	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 644	0 175	0 405	0 0	0 600	0 0
SFLA	1288	1280	1204	1316	1288	1288
Att/Det Gar Sqft	280	440	440	294	720	440
Prior Land	$13,000					
Prior Total	$122,600					
Comp Land Estimate	$16,000	$15,100	$15,200	$15,700	$16,700	$15,900
Sale Date		5/1/2020	7/21/2020	6/15/2020	12/30/2019	2/14/2020
Sale Price		$155,000	$140,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$155,500	$140,000	$140,200	$190,000	$168,900
TADJSP/SQFT		$121.48	$116.28	$106.53	$147.52	$131.13
Total Adj Factors	$77,700	$75,900	$74,900	$73,900	$80,600	$79,400
Adjusted Sale Price		$157,300	$142,800	$144,000	$187,100	$167,200
Comparable Estimate	$160,000 ($124.22/SFLA)					

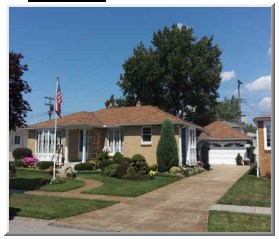
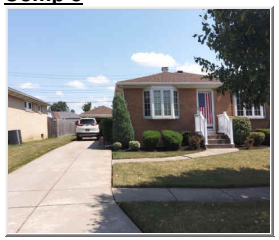
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

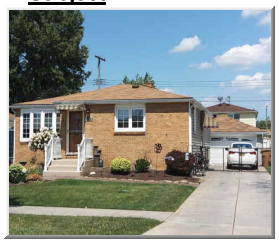
Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-35	103.05-14-39	103.05-1-41	92.17-12-4	103.05-3-10	103.05-10-12
Owner	Cielinski, Dale A	Deth, Jessica M	Vacanti, Scott	Johnson, Corey W	Schanne, Jonathan M	Nyberg, Daniel A
Address	148 Nadine Dr	114 Joseph St	124 Nadine Dr	125 Santin Dr	27 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	56 x 100	55 x 100	75 x 81	60 x 110	60 x 101
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1959 / 0	1962 / 0	1960 / 0	1962 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1228	1204	1280	1316	1288	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 175	0 0	0 600	0 0
SFLA	1228	1204	1280	1316	1288	1288
Att/Det Gar Sqft	330	440	440	294	720	440
Prior Land	$11,300					
Prior Total	$121,600					
Comp Land Estimate	$14,000	$15,200	$15,100	$15,700	$16,700	$15,900
Sale Date		7/21/2020	5/1/2020	6/15/2020	12/30/2019	2/14/2020
Sale Price		$140,000	$155,000	$140,000	$187,500	$167,500
Time Adj Sale Price		$140,000	$155,500	$140,200	$190,000	$168,900
TADJSP/SQFT		$116.28	$121.48	$106.53	$147.52	$131.13
Total Adj Factors	$81,300	$74,900	$75,900	$73,900	$80,600	$79,400
Adjusted Sale Price		$146,400	$160,900	$147,600	$190,700	$170,800
Comparable Estimate	$163,000 ($132.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-18	103.05-1-38	103.05-14-39	102.08-5-28	103.05-14-46	103.05-1-41
Owner	Hibbard, Kelly A	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Nordin, Courtney	Vacanti, Scott
Address	149 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	56 x 100	55 x 100	50 x 100	55 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	1962 / 0	1960 / 0	1960 / 0	1959 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 405	0 0	0 0	0 175
SFLA	1100	1100	1204	1100	1108	1280
Att/Det Gar Sqft	322	400	440	308	352	440
Prior Land	$11,300					
Prior Total	$105,100					
Comp Land Estimate	$14,000	$14,300	$15,200	$15,100	$14,300	$15,100
Sale Date		10/25/2019	7/21/2020	9/23/2020	12/5/2019	5/1/2020
Sale Price		$155,000	$140,000	$147,016	$162,500	$155,000
Time Adj Sale Price		$158,100	$140,000	$147,000	$164,700	$155,500
TADJSP/SQFT		$143.73	$116.28	$133.64	$148.65	$121.48
Total Adj Factors	$65,700	$67,000	$74,900	$66,400	$66,300	$75,900
Adjusted Sale Price		$156,800	$130,800	$146,300	$164,100	$145,300
Comparable Estimate	$149,000 ($135.45/SFLA)					

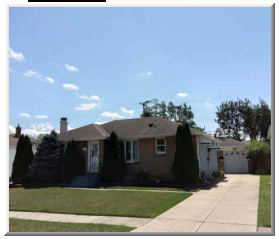
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-34	103.05-1-41	92.17-12-4	103.05-3-10	103.05-14-39	103.05-13-29
Owner	Fritz, Mark S	Vacanti, Scott	Johnson, Corey W	Schanne, Jonathan M	Deth, Jessica M	Rogers, Cynthia L
Address	152 Nadine Dr	124 Nadine Dr	125 Santin Dr	27 Santin Dr	114 Joseph St	130 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	75 x 81	60 x 110	56 x 100	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1960 / 0	1960 / 0	1962 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1344	1280	1316	1288	1204	1382
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 0	0 600	0 405	0 0
SFLA	1344	1280	1316	1288	1204	1382
Att/Det Gar Sqft	528	440	294	720	440	352
Prior Land	$13,000					
Prior Total	$131,400					
Comp Land Estimate	$16,000	$15,100	$15,700	$16,700	$15,200	$16,100
Sale Date		5/1/2020	6/15/2020	12/30/2019	7/21/2020	8/5/2020
Sale Price		$155,000	$140,000	$187,500	$140,000	$179,800
Time Adj Sale Price		$155,500	$140,200	$190,000	$140,000	$179,800
TADJSP/SQFT		$121.48	$106.53	$147.52	$116.28	$130.10
Total Adj Factors	$88,100	$75,900	$73,900	$80,600	$74,900	$81,700
Adjusted Sale Price		$167,700	$154,400	$197,500	$153,200	$186,200
Comparable Estimate	$172,000 ($127.98/SFLA)					

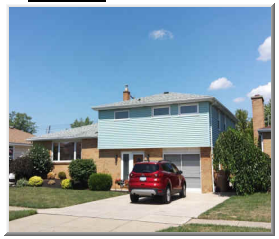
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-19	103.09-9-13	103.05-8-13	103.05-1-41	92.17-12-4	103.05-8-30
Owner	Smith, Lisa M	Powers, Keith R	Mirzad, Sediqa	Vacanti, Scott	Johnson, Corey W	Striejewske, Karen L
Address	153 Nadine Dr	4 Honduras Ln	69 Bernice Dr	124 Nadine Dr	125 Santin Dr	70 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143001	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	75 x 128	55 x 105	55 x 100	75 x 81	52 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1966 / 0	1965 / 0	1959 / 0	1962 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	6 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1624	1650	1492	1280	1316	1734
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 0	0 960	0 175	0 0	0 0
SFLA	1624	1650	1492	1280	1316	1734
Att/Det Gar Sqft	308	484	480	440	294	330
Prior Land	$13,000					
Prior Total	$146,100					
Comp Land Estimate	$16,000	$19,700	$15,500	$15,100	$15,700	$15,000
Sale Date		8/6/2020	11/14/2019	5/1/2020	6/15/2020	9/10/2019
Sale Price		$231,000	$199,900	$155,000	$140,000	$185,000
Time Adj Sale Price		$231,000	$203,200	$155,500	$140,200	$189,300
TADJSP/SQFT		$140.00	$136.19	$121.48	$106.53	$109.17
Total Adj Factors	$96,800	$102,100	$91,300	$75,900	$73,900	$106,700
Adjusted Sale Price		$225,700	$208,700	$176,400	$163,100	$179,400
Comparable Estimate	$191,000 ($117.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-33	103.05-1-38	103.05-14-39	102.08-5-28	103.05-11-12	103.05-14-46
Owner	Pilarz, Edward J	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Rychlicki, Richard	Nordin, Courtney
Address	156 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	45 Deborah Ln	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	56 x 100	55 x 100	58 x 103	50 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	1961 / 0	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1100	1204	1100	1005	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1020	0 250	0 405	0 0	0 0	0 0
SFLA	1044	1100	1204	1100	1005	1108
Att/Det Gar Sqft	400	400	440	308	300	352
Prior Land	$11,300					
Prior Total	$106,700					
Comp Land Estimate	$14,000	$14,300	$15,200	$15,100	$15,800	$14,300
Sale Date		10/25/2019	7/21/2020	9/23/2020	12/13/2019	12/5/2019
Sale Price		$155,000	$140,000	$147,016	$150,000	$162,500
Time Adj Sale Price		$158,100	$140,000	$147,000	$152,000	$164,700
TADJSP/SQFT		$143.73	$116.28	$133.64	$151.24	$148.65
Total Adj Factors	$68,900	$67,000	$74,900	$66,400	$62,700	$66,300
Adjusted Sale Price		$160,000	$134,000	$149,500	$158,200	$167,300
Comparable Estimate	$154,000 ($147.51/SFLA)					

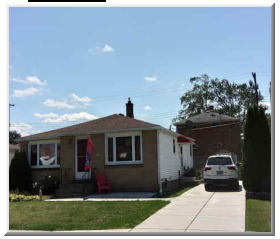
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-20	103.05-1-38	103.05-14-39	103.05-11-12	102.08-5-28	103.05-14-46
Owner	R2M2 LLC	Gearhart, Scott J	Deth, Jessica M	Rychlicki, Richard	Mohr, Miranda R	Nordin, Courtney
Address	157 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Deborah Ln	45 Nadine Dr	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	56 x 100	58 x 103	55 x 100	50 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	1959 / 0	1960 / 0	1960 / 0	1962 / 0	1959 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1032	1100	1204	1005	1100	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 405	0 0	0 0	0 0
SFLA	1032	1100	1204	1005	1100	1108
Att/Det Gar Sqft	280	400	440	300	308	352
Prior Land	$11,300					
Prior Total	$101,800					
Comp Land Estimate	$14,000	$14,300	$15,200	$15,800	$15,100	$14,300
Sale Date		10/25/2019	7/21/2020	12/13/2019	9/23/2020	12/5/2019
Sale Price		$155,000	$140,000	$150,000	$147,016	$162,500
Time Adj Sale Price		$158,100	$140,000	$152,000	$147,000	$164,700
TADJSP/SQFT		$143.73	$116.28	$151.24	$133.64	$148.65
Total Adj Factors	$62,200	$67,000	$74,900	$62,700	$66,400	$66,300
Adjusted Sale Price		$153,300	$127,300	$151,500	$142,800	$160,600
Comparable Estimate	$147,000 ($142.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-32	103.05-1-41	103.05-3-10	92.17-12-4	103.05-14-39	103.05-10-12
Owner	Kurkowski, Rita	Vacanti, Scott	Schanne, Jonathan M	Johnson, Corey W	Deth, Jessica M	Nyberg, Daniel A
Address	160 Nadine Dr	124 Nadine Dr	27 Santin Dr	125 Santin Dr	114 Joseph St	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	60 x 110	75 x 81	56 x 100	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1960 / 0	1962 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	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 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1288	1316	1204	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 600	0 0	0 405	0 0
SFLA	1288	1280	1288	1316	1204	1288
Att/Det Gar Sqft	400	440	720	294	440	440
Prior Land	$13,000					
Prior Total	$121,000					
Comp Land Estimate	$16,000	$15,100	$16,700	$15,700	$15,200	$15,900
Sale Date		5/1/2020	12/30/2019	6/15/2020	7/21/2020	2/14/2020
Sale Price		$155,000	$187,500	$140,000	$140,000	$167,500
Time Adj Sale Price		$155,500	$190,000	$140,200	$140,000	$168,900
TADJSP/SQFT		$121.48	$147.52	$106.53	$116.28	$131.13
Total Adj Factors	$75,000	$75,900	$80,600	$73,900	$74,900	$79,400
Adjusted Sale Price		$154,600	$184,400	$141,300	$140,100	$164,500
Comparable Estimate	$157,000 ($121.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-21	103.05-1-41	103.05-3-10	103.05-14-39	92.17-12-4	103.05-10-12
Owner	Gerevics, Dolores H	Vacanti, Scott	Schanne, Jonathan M	Deth, Jessica M	Johnson, Corey W	Nyberg, Daniel A
Address	161 Nadine Dr	124 Nadine Dr	27 Santin Dr	114 Joseph St	125 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	60 x 110	56 x 100	75 x 81	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1960 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	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 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1288	1204	1316	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 600	0 405	0 0	0 0
SFLA	1288	1280	1288	1204	1316	1288
Att/Det Gar Sqft	294	440	720	440	294	440
Prior Land	$13,000					
Prior Total	$118,600					
Comp Land Estimate	$16,000	$15,100	$16,700	$15,200	$15,700	$15,900
Sale Date		5/1/2020	12/30/2019	7/21/2020	6/15/2020	2/14/2020
Sale Price		$155,000	$187,500	$140,000	$140,000	$167,500
Time Adj Sale Price		$155,500	$190,000	$140,000	$140,200	$168,900
TADJSP/SQFT		$121.48	$147.52	$116.28	$106.53	$131.13
Total Adj Factors	$73,900	$75,900	$80,600	$74,900	$73,900	$79,400
Adjusted Sale Price		$153,500	$183,300	$139,000	$140,200	$163,400
Comparable Estimate	$156,000 ($121.12/SFLA)					

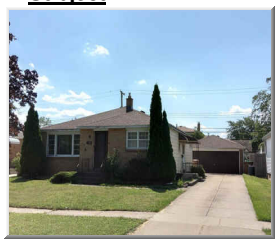
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-31	92.17-12-33	103.05-13-20	103.05-1-17	103.05-7-1	103.09-4-7
Owner	Testa , Geraldine A	Burkett, Shawn E	Mainella, Maria N	Kane, Jason M	Lockett, Antwan	Nguyen, Viet B
Address	164 Nadine Dr	99 Santin Dr	73 Lucy Ln	80 Santin Dr	9 Marlene Dr	131 Nantucket 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 100	65 x 90	44 x 108	55 x 100	90 x 105	55 x 105
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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1962 / 0	1961 / 0	1961 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 537	C Average 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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 2	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1396	1378	1288	1430	1569	1342
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	537 0	570 0	820 0	360 0	663 0	508 0
SFLA	1933	1948	2108	1790	2232	1850
Att/Det Gar Sqft						
Prior Land	$12,500					
Prior Total	$134,700					
Comp Land Estimate	$15,000	$15,600	$13,700	$15,100	$19,400	$15,500
Sale Date		12/14/2018	8/13/2020	10/10/2018	6/26/2020	4/22/2020
Sale Price		$170,000	$176,000	$162,000	$210,000	$195,000
Time Adj Sale Price		$179,600	$176,000	$173,100	$210,400	$196,000
TADJSP/SQFT		$92.20	$83.49	$96.70	$94.27	$105.95
Total Adj Factors	$87,200	$87,300	$92,500	$84,100	$103,600	$87,400
Adjusted Sale Price		$179,500	$170,700	$176,200	$194,000	$195,800
Comparable Estimate	$183,000 ($94.67/SFLA)					

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

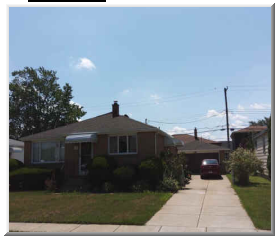
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-22	103.05-14-39	103.05-1-41	103.05-3-10	92.17-12-4	103.05-7-28
Owner	Fuqua, Marni	Deth, Jessica M	Vacanti, Scott	Schanne, Jonathan M	Johnson, Corey W	Autrino, Anthony
Address	165 Nadine Dr	114 Joseph St	124 Nadine Dr	27 Santin Dr	125 Santin Dr	72 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	56 x 100	55 x 100	60 x 110	75 x 81	55 x 105
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1959 / 0	1960 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1204	1280	1288	1316	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 175	0 600	0 0	0 560
SFLA	1215	1204	1280	1288	1316	1188
Att/Det Gar Sqft		440	440	720	294	322
Prior Land	$11,300					
Prior Total	$110,200					
Comp Land Estimate	$14,000	$15,200	$15,100	$16,700	$15,700	$15,500
Sale Date		7/21/2020	5/1/2020	12/30/2019	6/15/2020	1/27/2020
Sale Price		$140,000	$155,000	$187,500	$140,000	$136,900
Time Adj Sale Price		$140,000	$155,500	$190,000	$140,200	$138,300
TADJSP/SQFT		$116.28	$121.48	$147.52	$106.53	$116.41
Total Adj Factors	$67,600	$74,900	$75,900	$80,600	$73,900	$72,700
Adjusted Sale Price		$132,700	$147,200	$177,000	$133,900	$133,200
Comparable Estimate	$145,000 ($119.34/SFLA)					

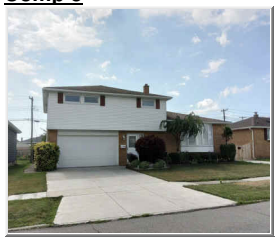
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-30	103.05-14-39	103.05-1-41	103.05-3-10	92.17-12-4	103.05-7-28
Owner	Cibella, Rosalia	Deth, Jessica M	Vacanti, Scott	Schanne, Jonathan M	Johnson, Corey W	Autrino, Anthony
Address	168 Nadine Dr	114 Joseph St	124 Nadine Dr	27 Santin Dr	125 Santin Dr	72 Bernice 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	56 x 100	55 x 100	60 x 110	75 x 81	55 x 105
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1959 / 0	1960 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1204	1280	1288	1316	1188
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 175	0 600	0 0	0 560
SFLA	1215	1204	1280	1288	1316	1188
Att/Det Gar Sqft	294	440	440	720	294	322
Prior Land	$11,300					
Prior Total	$114,700					
Comp Land Estimate	$14,000	$15,200	$15,100	$16,700	$15,700	$15,500
Sale Date		7/21/2020	5/1/2020	12/30/2019	6/15/2020	1/27/2020
Sale Price		$140,000	$155,000	$187,500	$140,000	$136,900
Time Adj Sale Price		$140,000	$155,500	$190,000	$140,200	$138,300
TADJSP/SQFT		$116.28	$121.48	$147.52	$106.53	$116.41
Total Adj Factors	$72,700	$74,900	$75,900	$80,600	$73,900	$72,700
Adjusted Sale Price		$137,800	$152,300	$182,100	$139,000	$138,300
Comparable Estimate	$150,000 ($123.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-23	103.05-1-38	103.05-14-39	102.08-5-28	103.05-14-46	103.05-1-41
Owner	Meinl, Gary	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Nordin, Courtney	Vacanti, Scott
Address	169 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 100	56 x 100	55 x 100	50 x 100	55 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	1959 / 0	1960 / 0	1960 / 0	1959 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 250	0 405	0 0	0 0	0 175
SFLA	1100	1100	1204	1100	1108	1280
Att/Det Gar Sqft	440	400	440	308	352	440
Prior Land	$12,500					
Prior Total	$108,200					
Comp Land Estimate	$15,000	$14,300	$15,200	$15,100	$14,300	$15,100
Sale Date		10/25/2019	7/21/2020	9/23/2020	12/5/2019	5/1/2020
Sale Price		$155,000	$140,000	$147,016	$162,500	$155,000
Time Adj Sale Price		$158,100	$140,000	$147,000	$164,700	$155,500
TADJSP/SQFT		$143.73	$116.28	$133.64	$148.65	$121.48
Total Adj Factors	$68,000	$67,000	$74,900	$66,400	$66,300	$75,900
Adjusted Sale Price		$159,100	$133,100	$148,600	$166,400	$147,600
Comparable Estimate	$151,000 ($137.27/SFLA)					

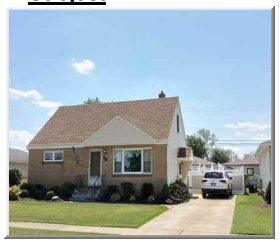
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-29	103.05-1-38	103.05-14-39	102.08-5-28	103.05-1-41	103.05-14-46
Owner	Murawski, Roberta	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Vacanti, Scott	Nordin, Courtney
Address	172 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	124 Nadine Dr	86 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 100	56 x 100	55 x 100	55 x 100	50 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	1959 / 0	1960 / 0	1960 / 0	1959 / 0	1959 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1280	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 405	0 0	0 175	0 0
SFLA	1100	1100	1204	1100	1280	1108
Att/Det Gar Sqft	441	400	440	308	440	352
Prior Land	$12,500					
Prior Total	$105,100					
Comp Land Estimate	$15,000	$14,300	$15,200	$15,100	$15,100	$14,300
Sale Date		10/25/2019	7/21/2020	9/23/2020	5/1/2020	12/5/2019
Sale Price		$155,000	$140,000	$147,016	$155,000	$162,500
Time Adj Sale Price		$158,100	$140,000	$147,000	$155,500	$164,700
TADJSP/SQFT		$143.73	$116.28	$133.64	$121.48	$148.65
Total Adj Factors	$66,600	$67,000	$74,900	$66,400	$75,900	$66,300
Adjusted Sale Price		$157,700	$131,700	$147,200	$146,200	$165,000
Comparable Estimate	$150,000 ($136.36/SFLA)					

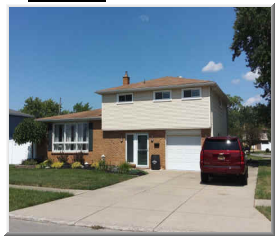
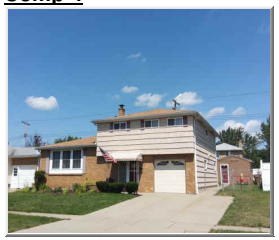
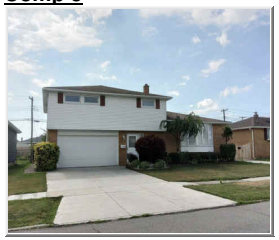
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-24	103.05-1-38	103.05-14-39	102.08-5-28	103.05-14-46	103.05-1-41
Owner	Jagord, Mary Ann	Gearhart, Scott J	Deth, Jessica M	Mohr, Miranda R	Nordin, Courtney	Vacanti, Scott
Address	173 Nadine Dr	136 Nadine Dr	114 Joseph St	45 Nadine Dr	86 Joseph St	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 100	56 x 100	55 x 100	50 x 100	55 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1960 / 0	1959 / 0	1969 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1204	1100	1108	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 405	0 0	0 0	0 175
SFLA	1100	1100	1204	1100	1108	1280
Att/Det Gar Sqft	440	400	440	308	352	440
Prior Land	$12,500					
Prior Total	$108,000					
Comp Land Estimate	$15,000	$14,300	$15,200	$15,100	$14,300	$15,100
Sale Date		10/25/2019	7/21/2020	9/23/2020	12/5/2019	5/1/2020
Sale Price		$155,000	$140,000	$147,016	$162,500	$155,000
Time Adj Sale Price		$158,100	$140,000	$147,000	$164,700	$155,500
TADJSP/SQFT		$143.73	$116.28	$133.64	$148.65	$121.48
Total Adj Factors	$67,900	$67,000	$74,900	$66,400	$66,300	$75,900
Adjusted Sale Price		$159,000	$133,000	$148,500	$166,300	$147,500
Comparable Estimate	$151,000 ($137.27/SFLA)					

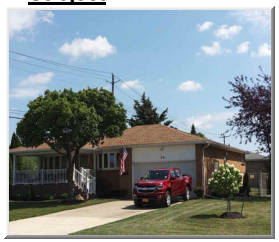
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-28	103.05-13-20	103.05-7-1	103.05-11-1	92.17-12-33	103.05-9-11
Owner	Langl, Michael A	Mainella, Maria N	Lockett, Antwan	Shilpi, Shamima Uddin	Burkett, Shawn E	Thapa, Deo
Address	176 Nadine Dr	73 Lucy Ln	9 Marlene Dr	4 Betty Lou Ln	99 Santin Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 86	44 x 108	90 x 105	75 x 100	65 x 90	60 x 101
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1961 / 0	1963 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 429	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	3 Partial 1	4 Full 2
1st Sty Area	1688	1288	1569	1715	1378	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	429 0	820 0	663 0	556 0	570 0	574 0
SFLA	2117	2108	2232	2271	1948	2275
Att/Det Gar Sqft						
Prior Land	$10,200					
Prior Total	$132,800					
Comp Land Estimate	$13,000	$13,700	$19,400	$17,300	$15,600	$15,900
Sale Date		8/13/2020	6/26/2020	3/26/2020	12/14/2018	2/15/2019
Sale Price		$176,000	$210,000	$205,000	$170,000	$175,000
Time Adj Sale Price		$176,000	$210,400	$206,400	$179,600	$183,200
TADJSP/SQFT		$83.49	$94.27	$90.89	$92.20	$80.53
Total Adj Factors	$94,900	$92,500	$103,600	$110,300	$87,300	$105,700
Adjusted Sale Price		$178,400	$201,700	$191,000	$187,200	$172,400
Comparable Estimate	$186,000 ($87.86/SFLA)					

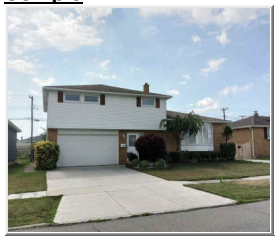
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-25	103.05-14-39	103.05-1-41	103.05-3-10	92.17-12-4	103.05-10-12
Owner	Idem, Arthur M	Deth, Jessica M	Vacanti, Scott	Schanne, Jonathan M	Johnson, Corey W	Nyberg, Daniel A
Address	177 Nadine Dr	114 Joseph St	124 Nadine Dr	27 Santin Dr	125 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	56 x 100	55 x 100	60 x 110	75 x 81	60 x 101
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1959 / 0	1960 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1228	1204	1280	1288	1316	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 175	0 600	0 0	0 0
SFLA	1228	1204	1280	1288	1316	1288
Att/Det Gar Sqft	280	440	440	720	294	440
Prior Land	$11,300					
Prior Total	$112,900					
Comp Land Estimate	$14,000	$15,200	$15,100	$16,700	$15,700	$15,900
Sale Date		7/21/2020	5/1/2020	12/30/2019	6/15/2020	2/14/2020
Sale Price		$140,000	$155,000	$187,500	$140,000	$167,500
Time Adj Sale Price		$140,000	$155,500	$190,000	$140,200	$168,900
TADJSP/SQFT		$116.28	$121.48	$147.52	$106.53	$131.13
Total Adj Factors	$70,000	$74,900	$75,900	$80,600	$73,900	$79,400
Adjusted Sale Price		$135,100	$149,600	$179,400	$136,300	$159,500
Comparable Estimate	$152,000 ($123.78/SFLA)					

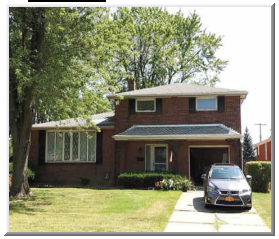
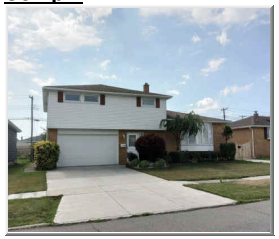
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-26	103.05-1-41	103.05-3-10	103.05-14-39	92.17-12-4	103.05-10-12
Owner	Kendziora, Virginia	Vacanti, Scott	Schanne, Jonathan M	Deth, Jessica M	Johnson, Corey W	Nyberg, Daniel A
Address	181 Nadine Dr	124 Nadine Dr	27 Santin Dr	114 Joseph St	125 Santin Dr	43 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	55 x 100	60 x 110	56 x 100	75 x 81	60 x 101
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1960 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	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 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1288	1204	1316	1288
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 175	0 600	0 405	0 0	0 0
SFLA	1288	1280	1288	1204	1316	1288
Att/Det Gar Sqft	484	440	720	440	294	440
Prior Land	$13,000					
Prior Total	$121,900					
Comp Land Estimate	$16,000	$15,100	$16,700	$15,200	$15,700	$15,900
Sale Date		5/1/2020	12/30/2019	7/21/2020	6/15/2020	2/14/2020
Sale Price		$155,000	$187,500	$140,000	$140,000	$167,500
Time Adj Sale Price		$155,500	$190,000	$140,000	$140,200	$168,900
TADJSP/SQFT		$121.48	$147.52	$116.28	$106.53	$131.13
Total Adj Factors	$77,300	$75,900	$80,600	$74,900	$73,900	$79,400
Adjusted Sale Price		$156,900	$186,700	$142,400	$143,600	$166,800
Comparable Estimate	$159,000 ($123.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-27	92.17-11-7	102.08-5-17	92.17-10-1	103.05-11-32	103.05-13-3
Owner	Fuqua, Robert W	Lukasiewicz, Joseph	Foster, Shane T	Tallman, Danielle M	Zimmer, Daniel J	Nelligan, Courtney L
Address	185 Nadine Dr	35 Harris Ct	223 Santin Dr	114 Harris Ct	46 Betty Lou Ln	7 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 102	50 x 112	57 x 102	60 x 100	59 x 103	55 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1958 / 0	1959 / 0	1962 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	4	4	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	884	768	884	823	977	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 0	0 0	0 403	0 0	0 377
SFLA	1326	1344	1326	1234	1495	1512
Att/Det Gar Sqft		440	273	308	462	400
Prior Land	$12,400					
Prior Total	$100,000					
Comp Land Estimate	$15,000	$15,200	$15,500	$15,800	$15,900	$15,100
Sale Date		7/30/2019	12/23/2019	7/3/2019	1/17/2020	1/3/2020
Sale Price		$151,000	$155,000	$150,000	$140,000	$180,000
Time Adj Sale Price		$155,600	$157,100	$154,500	$141,400	$181,800
TADJSP/SQFT		$115.77	$118.48	$125.20	$94.58	$120.24
Total Adj Factors	$63,600	$67,900	$66,000	$66,100	$76,900	$87,700
Adjusted Sale Price		$151,300	$154,700	$152,000	$128,100	$157,700
Comparable Estimate	$149,000 ($112.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-27	103.05-7-1	103.05-13-20	103.05-11-1	92.17-12-33	103.05-9-11
Owner	Lazzaro Richard A	Lockett, Antwan	Mainella, Maria N	Shilpi, Shamima Uddin	Burkett, Shawn E	Thapa, Deo
Address	186 Nadine Dr	9 Marlene Dr	73 Lucy Ln	4 Betty Lou Ln	99 Santin Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	117 x 81	90 x 105	44 x 108	75 x 100	65 x 90	60 x 101
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1962 / 0	1963 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good 528	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	3 Partial 2	3 Partial 1	4 Full 2
1st Sty Area	1592	1569	1288	1715	1378	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	663 0	820 0	556 0	570 0	574 0
SFLA	2120	2232	2108	2271	1948	2275
Att/Det Gar Sqft						
Prior Land	$17,600					
Prior Total	$165,700					
Comp Land Estimate	$19,000	$19,400	$13,700	$17,300	$15,600	$15,900
Sale Date		6/26/2020	8/13/2020	3/26/2020	12/14/2018	2/15/2019
Sale Price		$210,000	$176,000	$205,000	$170,000	$175,000
Time Adj Sale Price		$210,400	$176,000	$206,400	$179,600	$183,200
TADJSP/SQFT		$94.27	$83.49	$90.89	$92.20	$80.53
Total Adj Factors	$139,200	$103,600	$92,500	$110,300	$87,300	$105,700
Adjusted Sale Price		$246,000	$222,700	$235,300	$231,500	$216,700
Comparable Estimate	$230,000 ($108.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-12-1	92.17-12-4	103.05-13-29	103.05-8-13	103.05-1-41	103.05-14-39
Owner	Mertz, Janet L	Johnson, Corey W	Rogers, Cynthia L	Mirzad, Sediqa	Vacanti, Scott	Deth, Jessica M
Address	10 Nagel Dr	125 Santin Dr	130 Nagel Dr	69 Bernice Dr	124 Nadine Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	81 x 110	75 x 81	54 x 115	55 x 105	55 x 100	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1962 / 0	1965 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1493	1316	1382	1492	1280	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 960	0 175	0 405
SFLA	1493	1316	1382	1492	1280	1204
Att/Det Gar Sqft	440	294	352	480	440	440
Prior Land	$16,200					
Prior Total	$127,700					
Comp Land Estimate	$19,000	$15,700	$16,100	$15,500	$15,100	$15,200
Sale Date		6/15/2020	8/5/2020	11/14/2019	5/1/2020	7/21/2020
Sale Price		$140,000	$179,800	$199,900	$155,000	$140,000
Time Adj Sale Price		$140,200	$179,800	$203,200	$155,500	$140,000
TADJSP/SQFT		$106.53	$130.10	$136.19	$121.48	$116.28
Total Adj Factors	$89,100	$73,900	$81,700	$91,300	$75,900	$74,900
Adjusted Sale Price		$155,400	$187,200	$201,000	$168,700	$154,200
Comparable Estimate	$173,000 ($115.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-1	103.05-13-20	103.05-11-1	103.05-7-1	92.17-12-33	103.05-9-11
Owner	Stilwell, Beverly	Mainella, Maria N	Shilpi, Shamima Uddin	Lockett, Antwan	Burkett, Shawn E	Thapa, Deo
Address	11 Nagel Dr	73 Lucy Ln	4 Betty Lou Ln	9 Marlene Dr	99 Santin Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 100	44 x 108	75 x 100	90 x 105	65 x 90	60 x 101
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1963 / 0	1961 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 618	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 2	3 Partial 2	4 Full 2	3 Partial 1	4 Full 2
1st Sty Area	1472	1288	1715	1569	1378	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	618 520	820 0	556 0	663 0	570 0	574 0
SFLA	2090	2108	2271	2232	1948	2275
Att/Det Gar Sqft						
Prior Land	$15,300					
Prior Total	$134,800					
Comp Land Estimate	$18,000	$13,700	$17,300	$19,400	$15,600	$15,900
Sale Date		8/13/2020	3/26/2020	6/26/2020	12/14/2018	2/15/2019
Sale Price		$176,000	$205,000	$210,000	$170,000	$175,000
Time Adj Sale Price		$176,000	$206,400	$210,400	$179,600	$183,200
TADJSP/SQFT		$83.49	$90.89	$94.27	$92.20	$80.53
Total Adj Factors	$99,700	$92,500	$110,300	$103,600	$87,300	$105,700
Adjusted Sale Price		$183,200	$195,800	$206,500	$192,000	$177,200
Comparable Estimate	$191,000 ($91.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-1	103.05-11-1	103.05-7-1	103.05-13-20	103.05-9-11	103.05-10-9.1
Owner	White, Anderson	Shilpi, Shamima Uddin	Lockett, Antwan	Mainella, Maria N	Thapa, Deo	Zamora Martinez, Juan
Address	18 Nagel Dr	4 Betty Lou Ln	9 Marlene Dr	73 Lucy Ln	37 Leni Ln	31 Angela Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 110	75 x 100	90 x 105	44 x 108	60 x 101	105 x 101
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1963 / 0	1961 / 0	1962 / 0	1964 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 662	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1556	1715	1569	1288	1701	1670
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	662 0	556 0	663 0	820 0	574 0	703 0
SFLA	2218	2271	2232	2108	2275	2373
Att/Det Gar Sqft						
Prior Land	$15,500					
Prior Total	$158,700					
Comp Land Estimate	$18,000	$17,300	$19,400	$13,700	$15,900	$20,300
Sale Date		3/26/2020	6/26/2020	8/13/2020	2/15/2019	10/22/2018
Sale Price		$205,000	$210,000	$176,000	$175,000	$230,000
Time Adj Sale Price		$206,400	$210,400	$176,000	$183,200	$245,800
TADJSP/SQFT		$90.89	$94.27	$83.49	$80.53	$103.58
Total Adj Factors	$105,700	$110,300	$103,600	$92,500	$105,700	$110,600
Adjusted Sale Price		$201,800	$212,500	$189,200	$183,200	$240,900
Comparable Estimate	$206,000 ($92.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-13	92.17-12-4	103.05-1-41	103.05-14-39	102.08-6-29	102.08-5-29
Owner	Kania, Jeffrey S	Johnson, Corey W	Vacanti, Scott	Deth, Jessica M	Khanal, Dharma	Corp, Jessica L
Address	19 Nagel Dr	125 Santin Dr	124 Nadine Dr	114 Joseph St	4 Joseph St	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 116	75 x 81	55 x 100	56 x 100	75 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1959 / 0	1960 / 0	1959 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1316	1280	1204	1287	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 175	0 405	0 600	0 420
SFLA	1288	1316	1280	1204	1287	1240
Att/Det Gar Sqft	420	294	440	440	550	210
Prior Land	$15,900					
Prior Total	$131,600					
Comp Land Estimate	$19,000	$15,700	$15,100	$15,200	$17,300	$15,100
Sale Date		6/15/2020	5/1/2020	7/21/2020	12/20/2019	9/20/2019
Sale Price		$140,000	$155,000	$140,000	$164,000	$160,000
Time Adj Sale Price		$140,200	$155,500	$140,000	$166,200	$163,800
TADJSP/SQFT		$106.53	$121.48	$116.28	$129.14	$132.10
Total Adj Factors	$80,000	$73,900	$75,900	$74,900	$82,100	$74,100
Adjusted Sale Price		$146,300	$159,600	$145,100	$164,100	$169,700
Comparable Estimate	$157,000 ($121.89/SFLA)					

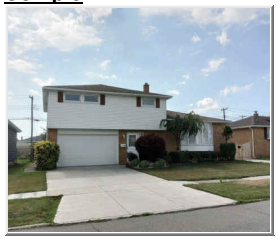
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

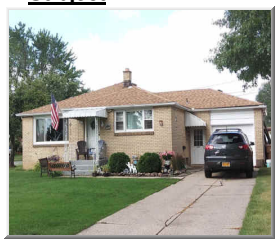
Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-53	103.05-14-39	92.17-12-4	103.05-1-41	102.08-5-29	102.08-5-28
Owner	Speaker, Robert P	Deth, Jessica M	Johnson, Corey W	Vacanti, Scott	Corp, Jessica L	Mohr, Miranda R
Address	22 Nagel Dr	114 Joseph St	125 Santin Dr	124 Nadine Dr	49 Nadine Dr	45 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	56 x 100	75 x 81	55 x 100	55 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1959 / 0	1958 / 0	1959 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1228	1204	1316	1280	1240	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 0	0 175	0 420	0 0
SFLA	1228	1204	1316	1280	1240	1100
Att/Det Gar Sqft	440	440	294	440	210	308
Prior Land	$12,100					
Prior Total	$122,300					
Comp Land Estimate	$15,000	$15,200	$15,700	$15,100	$15,100	$15,100
Sale Date		7/21/2020	6/15/2020	5/1/2020	9/20/2019	9/23/2020
Sale Price		$140,000	$140,000	$155,000	$160,000	$147,016
Time Adj Sale Price		$140,000	$140,200	$155,500	$163,800	$147,000
TADJSP/SQFT		$116.28	$106.53	$121.48	$132.10	$133.64
Total Adj Factors	$82,400	$74,900	$73,900	$75,900	$74,100	$66,400
Adjusted Sale Price		$147,500	$148,700	$162,000	$172,100	$163,000
Comparable Estimate	$159,000 ($129.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-14	92.18-6-40	102.08-1-21	103.05-11-14	92.17-12-33	103.05-13-20
Owner	Falk, Gloria L	Snyder, Reece R	Rai, Gita	Mojica, Bianca L	Burkett, Shawn E	Mainella, Maria N
Address	23 Nagel Dr	294 Lydia Ln	135 Seminole Pkwy	53 Deborah Ln	99 Santin Dr	73 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	111	109	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 130	61 x 136	55 x 105	65 x 90	44 x 108
Building Style	14 other	14 Unknown	14 Unknown	02 Raised ranch	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1955 / 0	1963 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 1	3 Partial 1	4 Full 2
1st Sty Area	1240	1309	1028	1064	1378	1288
2nd Sty Area	640	759	578	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	676 0	570 0	820 0
SFLA	1880	2068	1606	1740	1948	2108
Att/Det Gar Sqft	484	440	280			
Prior Land	$12,400					
Prior Total	$152,305					
Comp Land Estimate	$16,000	$14,000	$19,000	$15,500	$15,600	$13,700
Sale Date		9/1/2020	5/11/2018	8/10/2020	12/14/2018	8/13/2020
Sale Price		$230,000	$178,001	$174,000	$170,000	$176,000
Time Adj Sale Price		$230,000	$195,700	$174,000	$179,600	$176,000
TADJSP/SQFT		$111.22	$121.86	$100.00	$92.20	$83.49
Total Adj Factors	$98,800	$95,900	$82,800	$83,300	$87,300	$92,500
Adjusted Sale Price		$232,900	$211,700	$189,500	$191,100	$182,300
Comparable Estimate	$202,000 ($107.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-1-52	103.05-13-20	103.05-11-1	103.05-7-1	92.17-12-33	103.05-9-11
Owner	Schafer, Danny E	Mainella, Maria N	Shilpi, Shamima Uddin	Lockett, Antwan	Burkett, Shawn E	Thapa, Deo
Address	26 Nagel Dr	73 Lucy Ln	4 Betty Lou Ln	9 Marlene Dr	99 Santin Dr	37 Leni Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 116	44 x 108	75 x 100	90 x 105	65 x 90	60 x 101
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1963 / 0	1961 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 524	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	3 Partial 2	4 Full 2	3 Partial 1	4 Full 2
1st Sty Area	1618	1288	1715	1569	1378	1701
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	524 0	820 0	556 0	663 0	570 0	574 0
SFLA	2142	2108	2271	2232	1948	2275
Att/Det Gar Sqft						
Prior Land	$15,900					
Prior Total	$141,900					
Comp Land Estimate	$19,000	$13,700	$17,300	$19,400	$15,600	$15,900
Sale Date		8/13/2020	3/26/2020	6/26/2020	12/14/2018	2/15/2019
Sale Price		$176,000	$205,000	$210,000	$170,000	$175,000
Time Adj Sale Price		$176,000	$206,400	$210,400	$179,600	$183,200
TADJSP/SQFT		$83.49	$90.89	$94.27	$92.20	$80.53
Total Adj Factors	$101,000	$92,500	$110,300	$103,600	$87,300	$105,700
Adjusted Sale Price		$184,500	$197,100	$207,800	$193,300	$178,500
Comparable Estimate	$192,000 ($89.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-4-15	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-41	102.08-5-29
Owner	Jankowski, Debra L	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Vacanti, Scott	Corp, Jessica L
Address	27 Nagel Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	124 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 122	55 x 100	56 x 100	50 x 100	55 x 100	55 x 100
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1960 / 0	1969 / 0	1959 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1136	1100	1204	1108	1280	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1136	0 0	0 405	0 0	0 175	0 420
SFLA	1136	1100	1204	1108	1280	1240
Att/Det Gar Sqft	308	308	440	352	440	210
Prior Land	$16,300					
Prior Total	$111,100					
Comp Land Estimate	$19,000	$15,100	$15,200	$14,300	$15,100	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	5/1/2020	9/20/2019
Sale Price		$147,016	$140,000	$162,500	$155,000	$160,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$155,500	$163,800
TADJSP/SQFT		$133.64	$116.28	$148.65	$121.48	$132.10
Total Adj Factors	$75,500	$66,400	$74,900	$66,300	$75,900	$74,100
Adjusted Sale Price		$156,100	$140,600	$173,900	$155,100	$165,200
Comparable Estimate	$158,000 ($139.08/SFLA)					

State of New York - Real Property System
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Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-1	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	92.17-12-4
Owner	Boivin, John M	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Johnson, Corey W
Address	32 Nagel Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	125 Santin 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 121	55 x 100	56 x 100	50 x 100	50 x 100	75 x 81
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1962 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1125	1100	1204	1108	1100	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 405	0 0	0 250	0 0
SFLA	1125	1100	1204	1108	1100	1316
Att/Det Gar Sqft	308	308	440	352	400	294
Prior Land	$15,600					
Prior Total	$129,800					
Comp Land Estimate	$19,000	$15,100	$15,200	$14,300	$14,300	$15,700
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	6/15/2020
Sale Price		$147,016	$140,000	$162,500	$155,000	$140,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$140,200
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$106.53
Total Adj Factors	$87,500	$66,400	$74,900	$66,300	$67,000	$73,900
Adjusted Sale Price		$168,100	$152,600	$185,900	$178,600	$153,800
Comparable Estimate	$168,000 ($149.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-34	103.05-14-39	92.17-12-4	102.08-5-28	103.05-1-41	102.08-5-29
Owner	Pham Ngo, Anh Kiet	Deth, Jessica M	Johnson, Corey W	Mohr, Miranda R	Vacanti, Scott	Corp, Jessica L
Address	33 Nagel Dr	114 Joseph St	125 Santin Dr	45 Nadine Dr	124 Nadine Dr	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 119	56 x 100	75 x 81	55 x 100	55 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1959 / 0	1959 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1204	1316	1100	1280	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 405	0 0	0 0	0 175	0 420
SFLA	1215	1204	1316	1100	1280	1240
Att/Det Gar Sqft	484	440	294	308	440	210
Prior Land	$15,500					
Prior Total	$115,000					
Comp Land Estimate	$18,000	$15,200	$15,700	$15,100	$15,100	$15,100
Sale Date		7/21/2020	6/15/2020	9/23/2020	5/1/2020	9/20/2019
Sale Price		$140,000	$140,000	$147,016	$155,000	$160,000
Time Adj Sale Price		$140,000	$140,200	$147,000	$155,500	$163,800
TADJSP/SQFT		$116.28	$106.53	$133.64	$121.48	$132.10
Total Adj Factors	$75,900	$74,900	$73,900	$66,400	$75,900	$74,100
Adjusted Sale Price		$141,000	$142,200	$156,500	$155,500	$165,600
Comparable Estimate	$152,000 ($125.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-2-58	92.17-12-4	103.05-1-41	103.05-13-29	103.05-14-39	103.09-13-7
Owner	Palame, Salvatore	Johnson, Corey W	Vacanti, Scott	Rogers, Cynthia L	Deth, Jessica M	Dorman, Andrew D
Address	36 Nagel Dr	125 Santin Dr	124 Nadine Dr	130 Nagel Dr	114 Joseph St	18 Nassau Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	75 x 81	55 x 100	54 x 115	56 x 100	54 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1959 / 0	1962 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1335	1316	1280	1382	1204	1351
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 175	0 0	0 405	0 400
SFLA	1335	1316	1280	1382	1204	1351
Att/Det Gar Sqft	484	294	440	352	440	375
Prior Land	$14,300					
Prior Total	$129,400					
Comp Land Estimate	$17,000	$15,700	$15,100	$16,100	$15,200	$17,000
Sale Date		6/15/2020	5/1/2020	8/5/2020	7/21/2020	7/28/2020
Sale Price		$140,000	$155,000	$179,800	$140,000	$171,000
Time Adj Sale Price		$140,200	$155,500	$179,800	$140,000	$171,000
TADJSP/SQFT		$106.53	$121.48	$130.10	$116.28	$126.57
Total Adj Factors	$83,600	$73,900	$75,900	$81,700	$74,900	$94,300
Adjusted Sale Price		$149,900	$163,200	$181,700	$148,700	$160,300
Comparable Estimate	$161,000 ($120.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-5-35	103.05-1-41	92.17-12-4	102.08-6-29	103.05-14-39	102.08-5-29
Owner	Nguyen, David Q	Vacanti, Scott	Johnson, Corey W	Khanal, Dharma	Deth, Jessica M	Corp, Jessica L
Address	37 Nagel Dr	124 Nadine Dr	125 Santin Dr	4 Joseph St	114 Joseph St	49 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 119	55 x 100	75 x 81	75 x 100	56 x 100	55 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1962 / 0	1959 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1280	1316	1287	1204	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 286	0 175	0 0	0 600	0 405	0 420
SFLA	1288	1280	1316	1287	1204	1240
Att/Det Gar Sqft	625	440	294	550	440	210
Prior Land	$14,300					
Prior Total	$115,000					
Comp Land Estimate	$17,000	$15,100	$15,700	$17,300	$15,200	$15,100
Sale Date		5/1/2020	6/15/2020	12/20/2019	7/21/2020	9/20/2019
Sale Price		$155,000	$140,000	$164,000	$140,000	$160,000
Time Adj Sale Price		$155,500	$140,200	$166,200	$140,000	$163,800
TADJSP/SQFT		$121.48	$106.53	$129.14	$116.28	$132.10
Total Adj Factors	$81,600	$75,900	$73,900	$82,100	$74,900	$74,100
Adjusted Sale Price		$161,200	$147,900	$165,700	$146,700	$171,300
Comparable Estimate	$159,000 ($123.45/SFLA)					

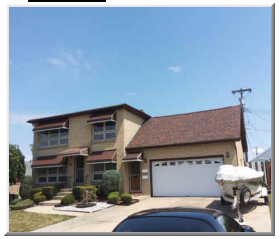
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-14-51	102.08-5-28	103.05-14-39	103.05-14-46	103.05-1-38	103.05-1-41
Owner	Dillon, Carl	Mohr, Miranda R	Deth, Jessica M	Nordin, Courtney	Gearhart, Scott J	Vacanti, Scott
Address	56 Nagel Dr	45 Nadine Dr	114 Joseph St	86 Joseph St	136 Nadine Dr	124 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 100	56 x 100	50 x 100	50 x 100	55 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	1961 / 0	1959 / 0	1960 / 0	1969 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1116	1100	1204	1108	1100	1280
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 405	0 0	0 250	0 175
SFLA	1116	1100	1204	1108	1100	1280
Att/Det Gar Sqft	308	308	440	352	400	440
Prior Land	$11,300					
Prior Total	$104,200					
Comp Land Estimate	$14,000	$15,100	$15,200	$14,300	$14,300	$15,100
Sale Date		9/23/2020	7/21/2020	12/5/2019	10/25/2019	5/1/2020
Sale Price		$147,016	$140,000	$162,500	$155,000	$155,000
Time Adj Sale Price		$147,000	$140,000	$164,700	$158,100	$155,500
TADJSP/SQFT		$133.64	$116.28	$148.65	$143.73	$121.48
Total Adj Factors	$65,800	$66,400	$74,900	$66,300	$67,000	$75,900
Adjusted Sale Price		$146,400	$130,900	$164,200	$156,900	$145,400
Comparable Estimate	$149,000 ($133.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143003
Print Key	102.08-6-15	103.05-11-14	103.05-10-27	103.05-11-13	102.06-3-18	103.07-3-75
Owner	Bender Kimberly	Mojica, Bianca L	Saladino, Michael J	Torres, Omayra	Koteras, Robert E	Lambert, David L
Address	57 Nagel Dr	53 Deborah Ln	70 Deborah Ln	49 Deborah Ln	16 St Boniface Rd	62 Babbette 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	110	110	110	110	107	202
School Code	143002	143002	143002	143002	143001	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 100	55 x 105	55 x 105	55 x 105	56 x 125	60 x 140
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1963 / 0	1963 / 0	1963 / 0	1962 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 760	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	3	4	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	4 Full 1	4 Full 0	4 Full 2
1st Sty Area	1040	1064	1228	972	925	1408
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	760 0	676 0	468 0	468 0	851 0	520 0
SFLA	1800	1740	1696	1440	1776	1928
Att/Det Gar Sqft					400	
Prior Land	$11,300					
Prior Total	$111,300					
Comp Land Estimate	$14,000	$15,500	$15,500	$15,500	$14,100	$17,000
Sale Date		8/10/2020	9/26/2019	1/31/2020	2/4/2019	7/22/2020
Sale Price		$174,000	$182,500	$157,900	$144,000	$208,500
Time Adj Sale Price		$174,000	$186,800	$159,500	$150,800	$208,500
TADJSP/SQFT		$100.00	$110.14	$110.76	$84.91	$108.14
Total Adj Factors	$72,300	$83,300	$73,500	$63,600	$74,900	$109,300
Adjusted Sale Price		$163,000	$185,600	$168,200	$148,200	$171,500
Comparable Estimate	$166,000 ($92.22/SFLA)					

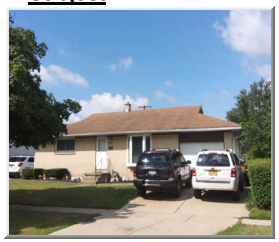
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-1	103.05-2-50	103.05-2-45	103.09-2-16	92.17-11-16	103.05-4-7
Owner	Logalbo Anthony John	Wilhelm, Cory	Syed, Jamil Haider	Huefner, Andrew J	Alharbi, Amin	Hulslander, John Jr
Address	62 Nagel Dr	1302 George Urban Blv	1322 George Urban Blv	238 Creek Dr	688 Dick Rd	48 Christian 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	71 x 83	50 x 100	50 x 100	52 x 105	50 x 86	52 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1961 / 0	1967 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	1232	1232	1280	1140	1353
2nd Sty Area	1260	1232	1232	1306	1140	1380
Fin Bsmt/Fin Rec Rm	0 0	0 616	0 0	0 0	0 0	0 0
SFLA	2520	2464	2464	2586	2280	2733
Att/Det Gar Sqft	528	528	484	484	440	440
Prior Land	$13,100					
Prior Total	$151,800					
Comp Land Estimate	$16,000	$14,300	$14,300	$15,000	$13,300	$15,000
Sale Date		8/19/2019	3/15/2019	3/2/2020	4/15/2020	3/29/2019
Sale Price		$205,000	$170,050	$185,000	$235,000	$160,000
Time Adj Sale Price		$210,500	$177,500	$186,200	$236,200	$167,000
TADJSP/SQFT		$85.43	$72.04	$72.00	$103.60	$61.11
Total Adj Factors	$122,500	$99,400	$97,800	$113,600	$103,900	$100,600
Adjusted Sale Price		$233,600	$202,200	$195,100	$254,800	$188,900
Comparable Estimate	$215,000 ($85.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-39	103.05-11-12	102.08-5-28	103.05-14-46	103.05-14-39	103.05-1-38
Owner	Ralabate Joseph T & W	Rychlicki, Richard	Mohr, Miranda R	Nordin, Courtney	Deth, Jessica M	Gearhart, Scott J
Address	70 Nagel Dr	45 Deborah Ln	45 Nadine Dr	86 Joseph St	114 Joseph St	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 71	58 x 103	55 x 100	50 x 100	56 x 100	50 x 100
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1959 / 0	1969 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	961	1005	1100	1108	1204	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 434	0 0	0 0	0 0	0 405	0 250
SFLA	961	1005	1100	1108	1204	1100
Att/Det Gar Sqft	330	300	308	352	440	400
Prior Land	$11,900					
Prior Total	$99,300					
Comp Land Estimate	$14,000	$15,800	$15,100	$14,300	$15,200	$14,300
Sale Date		12/13/2019	9/23/2020	12/5/2019	7/21/2020	10/25/2019
Sale Price		$150,000	$147,016	$162,500	$140,000	$155,000
Time Adj Sale Price		$152,000	$147,000	$164,700	$140,000	$158,100
TADJSP/SQFT		$151.24	$133.64	$148.65	$116.28	$143.73
Total Adj Factors	$63,200	$62,700	$66,400	$66,300	$74,900	$67,000
Adjusted Sale Price		$152,500	$143,800	$161,600	$128,300	$154,300
Comparable Estimate	$148,000 ($154.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-3	103.05-11-12	102.08-5-28	103.05-14-46	103.05-14-39	103.05-1-38
Owner	Burt Patricia	Rychlicki, Richard	Mohr, Miranda R	Nordin, Courtney	Deth, Jessica M	Gearhart, Scott J
Address	71 Nagel Dr	45 Deborah Ln	45 Nadine Dr	86 Joseph St	114 Joseph St	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 118	58 x 103	55 x 100	50 x 100	56 x 100	50 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	1962 / 0	1962 / 0	1959 / 0	1969 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1005	1100	1108	1204	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 0	0 0	0 0	0 405	0 250
SFLA	1008	1005	1100	1108	1204	1100
Att/Det Gar Sqft	336	300	308	352	440	400
Prior Land	$14,000					
Prior Total	$101,800					
Comp Land Estimate	$17,000	$15,800	$15,100	$14,300	$15,200	$14,300
Sale Date		12/13/2019	9/23/2020	12/5/2019	7/21/2020	10/25/2019
Sale Price		$150,000	$147,016	$162,500	$140,000	$155,000
Time Adj Sale Price		$152,000	$147,000	$164,700	$140,000	$158,100
TADJSP/SQFT		$151.24	$133.64	$148.65	$116.28	$143.73
Total Adj Factors	$64,200	$62,700	$66,400	$66,300	$74,900	$67,000
Adjusted Sale Price		$153,500	$144,800	$162,600	$129,300	$155,300
Comparable Estimate	$149,000 ($147.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-38	92.17-12-4	103.05-13-29	103.05-1-41	103.05-10-12	103.05-14-39
Owner	Ortolano Jeanette	Johnson, Corey W	Rogers, Cynthia L	Vacanti, Scott	Nyberg, Daniel A	Deth, Jessica M
Address	74 Nagel Dr	125 Santin Dr	130 Nagel Dr	124 Nadine Dr	43 Angela Ln	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 71	75 x 81	54 x 115	55 x 100	60 x 101	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1959 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1304	1316	1382	1280	1288	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 175	0 0	0 405
SFLA	1304	1316	1382	1280	1288	1204
Att/Det Gar Sqft	308	294	352	440	440	440
Prior Land	$11,900					
Prior Total	$124,900					
Comp Land Estimate	$14,000	$15,700	$16,100	$15,100	$15,900	$15,200
Sale Date		6/15/2020	8/5/2020	5/1/2020	2/14/2020	7/21/2020
Sale Price		$140,000	$179,800	$155,000	$167,500	$140,000
Time Adj Sale Price		$140,200	$179,800	$155,500	$168,900	$140,000
TADJSP/SQFT		$106.53	$130.10	$121.48	$131.13	$116.28
Total Adj Factors	$81,400	$73,900	$81,700	$75,900	$79,400	$74,900
Adjusted Sale Price		$147,700	$179,500	$161,000	$170,900	$146,500
Comparable Estimate	$161,000 ($123.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-4	103.05-11-12	102.08-5-28	103.05-14-46	103.05-14-39	103.05-1-38
Owner	Niedzwiecki , David	Rychlicki, Richard	Mohr, Miranda R	Nordin, Courtney	Deth, Jessica M	Gearhart, Scott J
Address	75 Nagel Dr	45 Deborah Ln	45 Nadine Dr	86 Joseph St	114 Joseph St	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	58 x 103	55 x 100	50 x 100	56 x 100	50 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	1962 / 0	1962 / 0	1959 / 0	1969 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	1005	1100	1108	1204	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 0	0 0	0 405	0 250
SFLA	980	1005	1100	1108	1204	1100
Att/Det Gar Sqft	280	300	308	352	440	400
Prior Land	$12,400					
Prior Total	$97,800					
Comp Land Estimate	$16,000	$15,800	$15,100	$14,300	$15,200	$14,300
Sale Date		12/13/2019	9/23/2020	12/5/2019	7/21/2020	10/25/2019
Sale Price		$150,000	$147,016	$162,500	$140,000	$155,000
Time Adj Sale Price		$152,000	$147,000	$164,700	$140,000	$158,100
TADJSP/SQFT		$151.24	$133.64	$148.65	$116.28	$143.73
Total Adj Factors	$61,000	$62,700	$66,400	$66,300	$74,900	$67,000
Adjusted Sale Price		$150,300	$141,600	$159,400	$126,100	$152,100
Comparable Estimate	$146,000 ($148.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-37	92.17-12-4	103.05-13-29	103.05-10-12	103.05-1-41	103.05-14-39
Owner	Bunting, Paul T	Johnson, Corey W	Rogers, Cynthia L	Nyberg, Daniel A	Vacanti, Scott	Deth, Jessica M
Address	78 Nagel Dr	125 Santin Dr	130 Nagel Dr	43 Angela Ln	124 Nadine Dr	114 Joseph 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 71	75 x 81	54 x 115	60 x 101	55 x 100	56 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1962 / 0	1959 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1304	1316	1382	1288	1280	1204
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 175	0 405
SFLA	1304	1316	1382	1288	1280	1204
Att/Det Gar Sqft	308	294	352	440	440	440
Prior Land	$11,900					
Prior Total	$124,100					
Comp Land Estimate	$14,000	$15,700	$16,100	$15,900	$15,100	$15,200
Sale Date		6/15/2020	8/5/2020	2/14/2020	5/1/2020	7/21/2020
Sale Price		$140,000	$179,800	$167,500	$155,000	$140,000
Time Adj Sale Price		$140,200	$179,800	$168,900	$155,500	$140,000
TADJSP/SQFT		$106.53	$130.10	$131.13	$121.48	$116.28
Total Adj Factors	$80,800	$73,900	$81,700	$79,400	$75,900	$74,900
Adjusted Sale Price		$147,100	$178,900	$170,300	$160,400	$145,900
Comparable Estimate	$161,000 ($123.47/SFLA)					

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

Roll Year: 2021

Option : 110_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-5	103.05-11-13	103.05-11-14	103.05-10-27	103.05-13-3	103.05-13-9
Owner	Knibbs, Christopher	Torres, Omayra	Mojica, Bianca L	Saladino, Michael J	Nelligan, Courtney L	Martinez, Rebecka
Address	79 Nagel Dr	49 Deborah Ln	53 Deborah Ln	70 Deborah Ln	7 Lucy Ln	29 Lucy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	55 x 105	55 x 105	55 x 105	55 x 100	50 x 115
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	04 Cape cod	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1963 / 0	1959 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 504	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	4 Full 1	4 Full 1	4 Full 0	3 Partial 0
1st Sty Area	1008	972	1064	1228	1008	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	504 0	468 0	676 0	468 0	0 377	306 224
SFLA	1512	1440	1740	1696	1512	1410
Att/Det Gar Sqft	352				400	440
Prior Land	$12,400					
Prior Total	$120,400					
Comp Land Estimate	$16,000	$15,500	$15,500	$15,500	$15,100	$15,400
Sale Date		1/31/2020	8/10/2020	9/26/2019	1/3/2020	6/11/2020
Sale Price		$157,900	$174,000	$182,500	$180,000	$179,900
Time Adj Sale Price		$159,500	$174,000	$186,800	$181,800	$180,200
TADJSP/SQFT		$110.76	$100.00	$110.14	$120.24	$127.80
Total Adj Factors	$65,800	$63,600	$83,300	$73,500	$87,700	$72,000
Adjusted Sale Price		$161,700	$156,500	$179,100	$159,900	$174,000
Comparable Estimate	$166,000 ($109.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.08-7-6	103.05-11-12	102.08-5-28	103.05-14-46	103.05-14-39	103.05-1-38
Owner	Wynn, Garrett	Rychlicki, Richard	Mohr, Miranda R	Nordin, Courtney	Deth, Jessica M	Gearhart, Scott J
Address	83 Nagel Dr	45 Deborah Ln	45 Nadine Dr	86 Joseph St	114 Joseph St	136 Nadine 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	110	110	110	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 118	58 x 103	55 x 100	50 x 100	56 x 100	50 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	1962 / 0	1962 / 0	1959 / 0	1969 / 0	1960 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	945	1005	1100	1108	1204	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 0	0 405	0 250
SFLA	945	1005	1100	1108	1204	1100
Att/Det Gar Sqft	418	300	308	352	440	400
Prior Land	$14,100					
Prior Total	$96,200					
Comp Land Estimate	$17,000	$15,800	$15,100	$14,300	$15,200	$14,300
Sale Date		12/13/2019	9/23/2020	12/5/2019	7/21/2020	10/25/2019
Sale Price		$150,000	$147,016	$162,500	$140,000	$155,000
Time Adj Sale Price		$152,000	$147,000	$164,700	$140,000	$158,100
TADJSP/SQFT		$151.24	$133.64	$148.65	$116.28	$143.73
Total Adj Factors	$62,500	$62,700	$66,400	$66,300	$74,900	$67,000
Adjusted Sale Price		$151,800	$143,100	$160,900	$127,600	$153,600
Comparable Estimate	$147,000 ($155.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.05-13-36	103.05-13-29	92.17-12-4	103.09-13-7	103.05-10-12	103.05-13-28
Owner	Kinsley, Corey E	Rogers, Cynthia L	Johnson, Corey W	Dorman, Andrew D	Nyberg, Daniel A	Blythe, Scott T
Address	88 Nagel Dr	130 Nagel Dr	125 Santin Dr	18 Nassau Ln	43 Angela Ln	136 Nagel 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	110	110	110	110	110	110
School Code	143002	143002	143002	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 115	54 x 115	75 x 81	54 x 130	60 x 101	54 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1961 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 2	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1382	1316	1351	1288	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 400	0 0	0 0
SFLA	1316	1382	1316	1351	1288	1320
Att/Det Gar Sqft	440	352	294	375	440	400
Prior Land	$13,200					
Prior Total	$127,300					
Comp Land Estimate	$16,000	$16,100	$15,700	$17,000	$15,900	$16,100
Sale Date		8/5/2020	6/15/2020	7/28/2020	2/14/2020	8/14/2019
Sale Price		$179,800	$140,000	$171,000	$167,500	$150,000
Time Adj Sale Price		$179,800	$140,200	$171,000	$168,900	$154,000
TADJSP/SQFT		$130.10	$106.53	$126.57	$131.13	$116.67
Total Adj Factors	$79,600	$81,700	$73,900	$94,300	$79,400	$78,200
Adjusted Sale Price		$177,700	$145,900	$156,300	$169,100	$155,400
Comparable Estimate	$161,000 ($122.34/SFLA)					